

Jackson Avenue Urban Renewal Project
N.J.R-12
Amendatory Part I Application
Loan and Grant
Jersey City Redevelopment Agency

June, 1971

Binder # 12

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JERSEY CITY REDEVELOPMENT AGENCY

574 NEWARK AVENUE -- JERSEY CITY, N. J. 07306

OLDFIELD 6-9517

EXECUTIVE

JOSEPH G. FEINBERG

EXECUTIVE DIRECTOR

HAROLD KRIEGER

GENERAL COUNSEL

FEINBERG

July 26, 1971

Mr. Peter J. Longarzo, Area Director
Department of Housing and Urban Development
Gateway Building No. 1
Raymond Plaza
Newark, New Jersey

Attention: Miss Evelyn Wolff

Re: Amendatory Application for Loan and
Grant for Jackson Avenue Urban
Renewal Area NJR-12

Dear Mr. Longarzo:

Enclosed you will find ten (10) copies of the Amendatory Application for loan and grant for the Jackson Avenue Urban Renewal Area R-12 Project. We trust our application will receive your early attention. The Legal Data will be forwarded under a separate cover. We would appreciate your review of the documents, as well as any comments and suggestions you may have.

Should you have any questions, please feel free to contact me.

Very truly yours,

JOSEPH G. FEINBERG
Executive Director

JGF:LR:db
Encls.

During the next twelve months in the Jackson Avenue Project, activities will be carried out in both the rehabilitation and in the clearance portions of the project. In the rehabilitation area, it is anticipated that during the first year 8 units will be rehabilitated by the Redevelopment Agency, in addition, applications for rehabilitation, loans and grants will be prepared and submitted to the Federal Government for approximately 15 structures. In addition, during this initial period, overhead electric facilities on Monticello Avenue will be relocated underground, gas line from structures sold to the Redevelopment Agency will be disconnected. This is estimated to occur in approximately 20 structures. In the clearance portion of the project, it is anticipated that all the real estate acquisition will be completed. In addition, a minimum of 150 families, 23 individuals, and 39 commercial establishments will be relocated during the next 12 month period. Overhead electric and telephone wires on the block between Union and Oak Streets will be relocated underground. In addition, 40 structures located on the block between Union and Oak Street will be demolished during the next 12 month period.

The project priorities are as follows:

1. Initially major relocation and demolition activities were concentrated in Block # 7 in an attempt to provide an available disposition parcel by the end of the first 12 months.
2. Families relocated from Block # 7 will be given priority in either the acquisition or tenancy of properties sold for rehabilitation or actually rehabilitated by the Jersey City Redevelopment Agency in the rehabilitation portion of the Jackson Avenue Project. In this way an attempt will be made to limit the disbursement of families residing in the project and maximize the extent to which project area residents will benefit from the expenditure of federal dollars for the construction of new or rehabilitated dwelling units.

All necessary acquisition appraisals and title searches for the entire project will be completed during the first 12 month period. It is the Agency's intent to minimize the extent to which condemnation or eviction procedures have to be used. These will only be used in cases where the phasing and timing of the project be significantly inhibited without them. In anticipation of the funding of this amendatory application, the Jersey City Redevelopment Agency intends shortly to have consulting engineers begin the preparation of initial design for site improvements to be installed in the first 12 month period and hopefully in the entire project area. The Agency currently is in the process of setting up a site office and performing a Project Area Committee with which it will work closely during the execution of this project. The Jersey City Redevelopment Agency has already acquired approximately 1/3 of all the properties to be acquired in the project area. However, we have not pressed the relocation aspects of the project as was pointed out earlier until such time as some available units can be generated in the rehabilitation portion of the project.

In the event that no further federal funding is received after the first twelve months, this project will result in a durable and significant improvement to the project area including the establishment of a major residential disposition parcel available for the development of approximately 150 low and moderate income housing units as well as the rehabilitation of at least 15 residential structures.

STATEMENT OF TOTAL LOAN AND GRANT NEEDED TO CARRY THE PROJECT TO COMPLETION

Enclosed in this application is a request for a project capital grant of \$6,286,345, a relocation grant of \$1,215,665 and rehabilitation grant of \$206,500 for a total of \$8,030,599 a total federal grant which is anticipated will be required to complete this project. The backup documentations for this request is found in the R226 section.

With regard to progress schedules and major project activites remaining to be started, we submit the following:

Real estate acquisition is well underway in approximately 20% (34 parcels) of the total parcels in the project area have already been acquired. Based on the current reaction from property owners it is anticipated that real estate acquisition can be completed in the end of the first 12 month period. In connection with this 1st and 2nd acquisition appraisals for 145 of the properties to be acquired have already been completed. The Agency is right now in the process of completing real estate acquisition appraisals

For those properties where the 1st and 2nd acquisition appraisals did not permit properties to be acquired. In addition, we have received from a number of the property owners in the rehabilitation area of the project, notification of their desire to sell as soon as real estate appraisals are completed. Based on these factors and our experience in our experience in other urban renewal projects, we feel competent we can complete the acquisition within 12 months of the approval of this amendatory application. With regard to relocation, the Agency has currently relocated 24 families, 9 individuals and 18 commercial. We have not pressed our relocation program because it is our desire to show some tangible results from the redevelopment effort before entering full scale relocation phase. Therefore, we are hopeful that we have stated herein that we will be able to generate newer rehabilitation units in the rehabilitation portion of the project and make these available to families who have to be relocated from the first priority portion of the project before commencing any concentrated relocation activities in any other portion of the project area. Based on our anticipated timetable relocation of site occupants will be completed within 24 months of the approval of this amendatory timetable. We anticipate we will have relocated approximately 150 families by one year after approval of this amendatory and are confident we can complete that relocation within another 12 month period.

Rehabilitation has yet to begin and we are awaiting final approvals from the F.H.A. architectural section on 4 LPA rehabilitation buildings, we have an additional 80 some odd structures where we will be processing applications for section 312 loans and 115 grants. We anticipate that applications for at least 15 loans and grants will be submitted during our first year. Based on our limited experience in the rehabilitation field, we anticipate that during the second year, we will also have some 15 loans and grants applied for and during the 3rd and 4th years approximately 25 each. This increase during the latter two years will be due in part to our increased capability and also we hope to change ~~the~~ ^{the} attitude toward the area based on the increasing upgrading due to the 30 properties which have already been rehabilitated and hopefully the extent to which new development has already taken place in the project area.

Demolition during the initial year will be concentrated on Block #7 and 2. Demolition of emergency buildings taking place outside of those 2 priority blocks. It is anticipated that demolition can be completed within 18 months of the approval of this loan and grant contract. Initially demolition will be concentrated on Block 7 again to provide an opportunity for housing to be developed in the project before clearance removes all the dwelling units within said project. Site improvements will begin late in the first year and be completed within 2 years thereafter. Initial site improvements include the relocation of electric and telephone lines. Some of the more detailed site improvements include the provision of sanitary sewers throughout the project, improvement of water lines where necessary, repaving of streets, installation of new sidewalks and the development of a new realigned street between Jackson Avenue and Monticello Avenue. Hopefully, the development can be phased in such a way that development will take place on Block # 7 where limited amount of major site improvements are required and these site improvements should not in any way hinder the development from taking place simultaneous with the installation of these improvements. We would then expect development to take place in Block #2 which is residential and commercial. This will require that the realigned street and new sewer and water lines in that realigned street would have been installed. This development is scheduled for late in the second year early in the third year. Land disposition can begin hopefully at the end of the first 12 month period. Financial settlement and project completion are expected within approximately 4 years from the approval of this amendatory loan and grant application.

PROJECT ACTIVITY	NUMBER OF MONTHS *		
	TOTAL FOR ACTIVITY (a)	FROM CONTRACT EXECUTION TO	
		START OF ACTIVITY (b)	COMPLETION OF ACTIVITY (c)
1. Rehabilitation and conservation, to meet project completion requirements	48	12	48
2. Land acquisition	24	4	24
3. Relocation of site occupants	24	6	24
4. Demolition and site clearance	24	18	30
5. Site preparation, including installation of project improvements	24	18	42
6. Disposition of land in project area	24	24	48
7. Financial settlement and project completion (after completion of above activities)	3	45	48

Techniques to insure funds sufficient to carry out the project.

Pursuant to Section 7202.4 we have been in contact with a number of systems management firms which will provide us with electronic data processing systems which will permit us to monitor and manage this project so as to insure that the funds available will be sufficient to carry out the project application. A request for including those funds to pay for such

amount, has been enclosed with this application.

In addition specific estimates for such things as administrative costs and site improvements have been projected to the period in which they will be incurred. Administrative costs were based on a declining staff involvement based on completion of various stages of the project. Site improvements considered such items as inflation, increased labor costs, etc.

The only item which may increase will be the relocation grant. In the absence of any guidelines pertaining to the Uniform Relocation Act of 1971 our estimates are based on the 1970 Housing Act.

Currently there are no alternatives in the urban renewal plan for this project. The land use as it is outlined in the urban renewal plan along with the development controls have been developed with a good deal of discussion from the project area residents and any adjustments to be made in the urban renewal plan will be done after further discussions with the project area committee which is currently being formed.

STATEMENT INDICATING THE AMOUNT OF ADDITIONAL LOAN AND GRANT NEEDED FOR EACH ONE YEAR PERIOD AFTER THE FIRST YEAR PERIOD

As is stated in this application, during the first year the amount of the capital grant will be \$3,225,759.00 with a temporary loan of approximately \$4,086,114. During the second year having completed real estate acquisition the level of expenditures will drop off slightly with a capital grant estimated approximately \$2,000,000, a rehabilitation grant of \$52,500 and a relocation grant of \$507,333. During the third year of activity we anticipate a further drop off in activity having completed relocation and acquisition and a good portion of demolition. During this third year we anticipate the project capital grant of approximately \$600,000, a relocation grant of \$507,333 and a rehabilitation grant of approximately \$111,000.

During the fourth and final year the project capital grant will amount to approximately \$400,000 during which time site improvements will have been completed and all the final touches on the project. At the same time there will be a rehabilitation grant of \$111,000.

These numbers are estimates and represents our best estimates at this time.

NARRATIVE JUSTIFICATION OF THE INCREASE GRANT AMOUNTS

The following represents the increased costs (by line item) and to the best of our knowledge the basis for those increased costs as they relate either to additional activities not included in the original application, activities that were previously contemplated and costs more then shown in the latest budget and legislature change activity.

Administrative Costs

Administrative costs increased by \$676,347 from a previous figure \$308,994 to \$985,341. This is due to two basic factors. In 1960, when the Jackson Avenue application was originally submitted, the Jersey City Redevelopment Agency was made up of approximately 7 staff members, we currently have a staff of over 70 individuals, operate a main office, two site offices and soon expect to open a maintenance office. In 1960 the Jersey City Redevelopment program was made up of the Gregory, St. John's, Henderson and Jackson Projects. Only the Gregory and St. John's Projects were in execution. Since that time the Agency has added its Montgomery Project, Paulus Hook Project has submitted a Survey and Planning Application for its Hamilton Park Project, has completed a survey and planning and Part I applications for its Journal Square West Project and is in the process of preparing and submitting a second N.D.P. application. The largest single reason for the increase in administrative costs is the 10 year delay from the original approval of the Jackson Avenue Project in 1960 until August 1970 when the Project was authorized to proceed with its execution activities. During this 10 year period the administrative costs were charged to the project although exeution activities were not permitted to proceed.

Legal Services

Legal services increased \$34,830 from the originally budgeted figure of \$15,170 to the current request, \$50,000. This is basically due to two factors. In the original application the condemnation activities were not anticipated on the scale which our experience now dictates should be, and the cost for legal services in condemnation also has increased over the years.

Survey and planning funds have increased \$11,318 from the original figure of \$25,832 to the current estimate of \$37,150. This is due to the fact that during the 10 years between the time the project was approved until it entered execution \$22,000 of the original \$25 000 budgeted had been expended and during the upcoming period we anticipate the use of an architectural consultant in reviewing both rehabilitation and development proposals from non profit or limited dividend sponsors for low and moderate income housing as well as commercial development.

Acquisition Expenses

Acquisition expenses have increased by some \$161,436 from the original \$66,215 to the current budget request of \$227,651. This is due in part to the fact that acquisition appraisals made as part of the initial application were out of date and had to be redone which encompasses the bulk of the increase costs. The cost of these appraisals themselves increase sharply over the 1960 budget amount. Title searches had to be performed. The cost of these title searches also increased sharply over the 1960 budgeted amount. Funds to be paid to condemnation commissioners had not been budgeted in the original application and accounted for some \$45,000 of the current budget request. Again the circumstances are unique, the fact that the initial request is no longer valid stems largely from the fact that the project lay dormant for 10 years.

Temporary Operation of Acquired Property

As part of the initial application there were little funds budgeted for temporary operation of acquired property. Based on our own experience and the types of maintenance required for operation of dilapidated structures, the current request is increased \$680,310 to the amount which was budgeted. This is due principally to changes in the scope of the activities as budgeted for temporary action of acquired properties, including insurance amounts increased, real estate tax credits and the cash payment of real estate taxes which were not included in the initial budget request. The amount included as real estate credits is \$329,201 almost half of the amount requested for the temporary operation of acquired properties.

Relocation

Relocation line item is increased \$40,000. Funds requested here are for a community organization specialist to assist the project area committee during the execution of the project. This is a new item which was not included in the original application. Site clearance has increased \$250,850. This is due in large measure to the increased costs of demolition as well as the change in scope of the demolition portion of the project.

Project Improvements

Project improvements has increased \$2,762,492. This is due principally to the changes in the scope in the site improvements from item 2 to item 1 costs. It is also due to the fact that in the initial application there was no intent to effect a separation of sanitary and storm drains. There was no intent to provide all new sidewalks within the project, there was no intent to relocate underground electric and telephone lines. There has also been a major increase in the cost of repairing water lines over that projected in the initial application, as well as major increase in the cost of road repairs over those projected in the initial application.

Disposal Lease and Retention

Disposal lease and retention costs have increased \$11,450 from the original \$3,600 budgeted amount to \$15,050. This is due in large measure to increased costs of legal services in connection with the preparation of disposition documents.

Rehabilitation

Rehabilitation excluding rehabilitation grants has increased \$235,305, from the \$79,785 the latest budget amount to \$315,090. As part of the initial Jackson Avenue application no monies were allocated for rehabilitation, that is rehabilitation by the Local Public Agency. As a result, changes in the law since the application was originally approved in 1960, the Jersey City Redevelopment Agency, in 1971 applied to the Federal Government for funds to initiate L.P.A. rehab on a small scale (\$79,785). This request was approved and the L.P.A. has initiated the L.P.A. rehabilitation. A further request of \$235,305 is being made to complete rehabilitation of those structures where the property owners are either unwilling or unable to do so himself.

Interest

Interest has increased \$551,250 from the \$95,869 originally budgeted as \$647,119. This is due in largest measure to the 10 year dormincy of the Jackson Avenue Urban Renewal Project. It is also due to the major increase in the size of the temporary loan and project capital grant which is being requested herein.

Real Estate Purchases

Real estate purchases have increased \$1,067,910 from the \$1,765,700 originally budgeted to \$2,833,610 currently being requested. This is due in large measure to the increase in real estate costs which resulted from the 10 year dormincy in the Jackson Avenue Project. It is also due in part to the increase in the scope of the acquisition and clearance portion of the Jackson Avenue Project.

Contingencies and Project Inspections

Contingencies and project inspections both increased substantially due in large measure to the increase capital grant being requested as part of this amendatory.

Relocation Payments

Relocation payments have increased \$1,014,665 from the original \$220,000 budgeted to \$1,215,665 currently being requested. This is due entirely to changes in the law which has provided increased benefits to persons relocated from urban renewal projects.

Rehabilitation Grants

Rehabilitation grants have increased \$154,000 from \$52,500 currently in the approved budget to \$206,500. The Jackson Avenue Urban Renewal Project was originally approved in 1960. There was no provision in the law for rehabilitation grants under Section 115. In 1971, the Jersey City Redevelopment Agency applied to the Federal Government for consideration due to changes in the law received partial increase in the federal grant of \$52,500 to be used for rehabilitation grants. As part of this amendatory, an additional \$154,000 is being requested also as a result of changes in the law to complete the rehabilitation portion of the Jackson Avenue Project.

Not Previously Contemplated Items

The items not previously contemplated are essential to this project for the following reasons by item:

Survey and Planning

The utilization of an architectural consultant to review site plans both for the rehabilitation and for the clearance portion of the project is essential to insure that sufficient expertise is available in reviewing proposals from developers so as to suggest alternative types of material or treatment in the event the developers proposals are not satisfactory. This experience is not available to most of the administrative or planning staff of the Jersey City Redevelopment Agency. We feel that it is essential to the success of this project that this expertise be available in review of proposals made by developers. The insertion of this item in the current amendatory reflects the more varied experience of the Redevelopment Agency today then it had in 1960 in dealing with developers and development proposals and its awareness of the need for expertise particularly in the architectural field in reviewing those proposals.

Relocation

The inclusion of funds under this line item to pay for a community organization specialist to assist the project area committee in our opinion is going to be essential to establish credibility and dialogue with the black community. This project lies within the Model Cities area and as has been pointed out several times herein has been on the books since the mid 50's. During that time, a lack of execution activities in this project has caused a void incredibility between the Agency and the community and only through the

functioning of a project area committee and availability of technical staff to assist it can this void be removed.

Project Improvements

The inclusion of items not previously contemplated particularly the underground relocation of electric and telephone lines and the provision of separate sanitary sewer and storm drain systems are essential to the functioning of any new development in the project area. Certainly the Agency is cognizant of asthetic drawbacks having overhead telephone and electric lines clutter the landscape. More importantly the Agency is cognizant of the significance to the City of having separate sanitary and storm drains installed as part of this project thus, assisting the City in achieving a goal of separate systems which would otherwise be extremely expensive and which are now extremely important to the City in view of the limited capacity of the existing sewerage system and to handle both sanitary and storm drains at the same time.

Rehabilitation

The inclusion of L.P.A. Rehabilitation is particularly important to this project because it permits the Agency to generate some of its own relocation resources which will assist it in carrying out the phasing of the project so as to avoid the complete diffusion and disbursement of the project area residents before any new development can take place. Through the L.P.A. Rehabilitation the Agency will hopefully be able to develop 25 to 30 units of housing which it can use on an interim basis for those families displaced either from clearance or temporarily displaced from the rehabilitation portion of the Project.

Relocation Payments

The Agency is mandated by certain laws both State and Federal to make available to property owners or residents all those relocation benefits which they are entitled to. It certainly would be difficult to carry out the program in the absence of our making those relocation payments thus the increased monies have been requested.

Relocation Grants

Changes in the law have resulted in the availability of Section 115 grants. These are essential to the carrying out of any rehabilitation project particularly this Jackson Avenue Project. It is highly doubtful that any rehabilitation effort particularly in a Model Cities target area, a particularly low income portion of the City could ever be successful without the use of these grants.

PLANNING AND MANAGEMENT

Over the course of the 10 years since 1960 when this Plan was originally approved there have been any number of alternatives regarding this Jackson Avenue Project from that of expanding the Project, to creating an N.D.P. out of it, to letting it proceed as it is. The administrative delays which have surrounded this Project have had a significant impact in terms of the credibility not only between the Jersey City Redevelopment Agency and the Model Cities Community particularly Jackson Avenue residents, but the entire structure of government and organization as it pertains to the low and moderate income sectors of the community. Based on our discussions with members of the community as to their desires and our own technical staff meetings with regard to what would be a meaningful contribution on the part of this redevelopment project for that community, we feel that the availability of housing in Jersey City particularly low and moderate income families is too limited to delete any of the residential proposals in this project. Secondly, the opportunities for participation by minority groups in non profit sponsorship in housing developments has been so limited any deletion or reduction in these opportunities would be a severe blow to the potential of these groups. Thirdly, the availability of housing proposals particularly for ownership by minority groups has been extremely limited in the past and the reduction or deletion of these proposals would be again deleterious to any impact this project might have. Fourthly, the opportunity for minority participation in job training and in the construction trade, as well as in entrepreneurial practices of commercial development are integral to the proposals within this project, any deletion or reduction of these opportunities would have significant and extreme impact on any potential this project has. Proposals with regard to rehabilitation have been the only opportunity the black community has seen whereby the Federal Government presents them an opportunity as self help. To remove that opportunity would be to remove the last thread of credibility between this project and the black community.

NJR - 12

**JACKSON
AVENUE
URBAN RENEWAL
AREA**

**AMENDATORY APPLICATION
FOR
LOAN AND GRANT**

JULY, 1971

**JERSEY CITY REDEVELOPMENT AGENCY
574 NEWARK AVENUE, JERSEY CITY, N.J.**

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DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

APPLICATION FOR LOAN AND GRANT

PROJECT LOCALITY

Jersey City, N. J.

Jackson Avenue

Urban Renewal Area

PROJECT NUMBER

NJR 12

DATE RECEIVED (To be filled in by DHUD)

INSTRUCTIONS: Prepare original and 4 conformed copies for DHUD. Place original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5.

A. CORPORATE NAME OF APPLICANT

Jersey City Redevelopment Agency

B. TYPE OF APPLICATION

- ☒ Temporary Loan and/or Capital Grant, for project execution [Complete all blocks]
☐ Temporary Loan, for early land acquisition [Leave Blocks D and E blank]

C. SUBMISSION

- Initial application
☒ Revision of previously approved application dated _____, 19____, for purpose of:
☐ Change in project area boundaries
☐ Revision in Temporary Loan
☐ Revision in Project Capital Grant
☐ Revision in Relocation Grant
☐ Revision in Rehabilitation Grant
☐ Other (Explain)

D. REPAYMENT OF ADVANCES

Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contracts shown below:

ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRACT
NJR 12		
	\$	\$
	\$	\$

E. EXISTING FEDERAL AUTHORIZATIONS

Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and

Planning Budget No. _____, approved on _____, 19____: \$ _____

F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE (Check applicable items)	TOTAL AMOUNT	COMPLETE ONLY IF REVISION
		AMOUNT OF CHANGE (+) or (-)
TEMPORARY LOAN	\$ 8,030,599	(+) \$ 5,829,809
PROJECT CAPITAL GRANT <input checked="" type="checkbox"/> 2/3 Basis <input type="checkbox"/> 3/4 Basis: <input type="checkbox"/> Limited project costs <input type="checkbox"/> Municipality with population of 50,000 or less <input type="checkbox"/> In Redevelopment Area, municipality with population of more than 50,000	\$ 6,286,345	(+) \$ 4,649,917
RELOCATION GRANT	\$ 1,215,665	(+) \$ 995,665
REHABILITATION GRANT	\$ 206,500	(+) \$ 154,000

G. PROGRAM

☒ Title I of the Housing Act of 1949,
as amended to date☐ Title I of the Housing Act of 1949, as amended
prior to the Housing Act of 1954

(Over)

H. CATEGORY OF PROJECT ELIGIBILITYEnter Roman numeral designation as checked on Form HUD-6120, Summary of Project Data: IIf project is under "disaster area" provisions of Section 111 of Title I, check here: ☐**I. APPLICATION**

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block F above, under the provisions of Title I as identified in Block G above, to aid in financing the project described in this application.

J. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

K. ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE: June, 1974

(Complete the following estimated time schedule of major steps in executing the project)

PROJECT ACTIVITY	TOTAL FOR ACTIVITY (a)	NUMBER OF MONTHS *	
		FROM CONTRACT EXECUTION TO	
		START OF ACTIVITY (b)	COMPLETION OF ACTIVITY (c)
1. Rehabilitation and conservation, to meet project completion requirements	48	12	48
2. Land acquisition	24	4	24
3. Relocation of site occupants	24	6	24
4. Demolition and site clearance	24	18	30
5. Site preparation, including installation of project improvements	24	18	42
6. Disposition of land in project area	24	24	48
7. Financial settlement and project completion (after completion of above activities)	3	45	48

L. PROJECT AREA BOUNDARIES ²

The project area herein described is the identical area covered by the Urban Renewal or Redevelopment Plan as approved by the governing body of the Local Public Agency on _____, 19____.

(Describe boundaries of project as set forth in such Plan and attach to this application)

M. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this 28 day of July, 1971.

[SEAL]

Jersey City Redevelopment Agency

Corporate Name of Applicant

By

Signature

Executive Director

Title

574 Newark Avenue

Address

Jersey City, New Jersey

City, State, and ZIP Code

¹ For an Application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 2, 3, and 4, and leave Lines 1, 5, 6, and 7 blank.

² For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".

* From 8/70 - authorization to begin execution

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN-RENEWAL PROGRAM

APPLICATION FOR LOAN AND GRANT

PROJECT LOCALITY

Jersey City, N. J.

PROJECT NAME

Jackson Avenue

Urban Renewal Area

PROJECT NUMBER

NJR 12

DATE RECEIVED (To be filled in by DHUD)

INSTRUCTIONS: Prepare original and 4 conformed copies for DHUD. Place original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5.

A. CORPORATE NAME OF APPLICANT

Jersey City Redevelopment Agency

B. TYPE OF APPLICATION

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☐ Temporary Loan, for early land acquisition [Leave Blocks D and E blank]

C. SUBMISSION

- ☐ Initial application
☒ Revision of previously approved application dated _____, 19____, for purpose of:
☒ Change in project area boundaries ☒ Revision in Relocation Grant
☒ Revision in Temporary Loan ☒ Revision in Rehabilitation Grant
☒ Revision in Project Capital Grant ☐ Other (Explain)

D. REPAYMENT OF ADVANCES

Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contracts shown below:

ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRACT
NJR 12 N/A		
	\$	\$
	\$	\$

E. EXISTING FEDERAL AUTHORIZATIONS

Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and Planning Budget No. _____, approved on _____, 19____: \$ _____

F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE (Check applicable items)	TOTAL AMOUNT	COMPLETE ONLY IF REVISION
		AMOUNT OF CHANGE (+) or (-)
<input checked="" type="checkbox"/> TEMPORARY LOAN	\$4,086,114	(+) \$ 1,885,324
<input checked="" type="checkbox"/> PROJECT CAPITAL GRANT <input checked="" type="checkbox"/> 2/3 Basis <input type="checkbox"/> 3/4 Basis <input type="checkbox"/> Limited project costs <input type="checkbox"/> Municipality with population of 50,000 or less <input type="checkbox"/> In Redevelopment Area, municipality with population of more than 50,000	\$ 3,225,759	(+) \$ 1,589,331
<input checked="" type="checkbox"/> RELOCATION GRANT	\$ 727,333	(+) \$ 507,333
<input checked="" type="checkbox"/> REHABILITATION GRANT	\$ 52,500	() \$ -----

G. PROGRAM

☒ Title I of the Housing Act of 1949, as amended to date

☐ Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954

(Over)

H. CATEGORY OF PROJECT ELIGIBILITY

Enter loan numeral designation as checked on Form HUD-6120, Summary of Project Data.

If project is under "disaster area" provisions of Section 111 of Title I, check here:

I. APPLICATION

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block G above, under the provisions of Title I as identified in Block G above, to aid in financing the project described in this application.

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The documentation submitted in support of this application shall be considered part of this application.

K. ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE: June, 1974

(Complete the following estimated time schedule of major steps in executing the project)

PROJECT ACTIVITY	TOTAL FOR ACTIVITY (a)	NUMBER OF MONTHS	
		FROM CONTRACT EXECUTION TO	
		START OF ACTIVITY (b)	COMPLETION OF ACTIVITY (c)
1. Rehabilitation and conservation, to meet project completion requirements			
2. Land acquisition			
3. Relocation of site occupants			
4. Demolition and site clearance			
5. Site preparation, including installation of project improvements			
6. Disposition of land in project area			
7. Financial settlement and project completion (after completion of above activities)			

L. PROJECT AREA BOUNDARIES²

The project area herein described is the identical area covered by the Urban Renewal or Redevelopment Plan as approved by the governing body of the Local Public Agency on _____, 19____.

(Describe boundaries of project as set forth in such Plan and attach to this application)

M. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this 28 day of July, 1971.

[SEAL]

Jersey City Redevelopment Agency

Corporate Name of Applicant

By

Signature

Executive Director

Title

Address

Jersey City, New Jersey

City, State, and ZIP Code

¹ For an application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 2, 3, and 4, and leave Lines 1, 5, 6, and 7 blank.

² For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".

R-202

LABOR STANDARDS

Labor standard determination has been previously received.

Jackson Avenue
N.J. R-12
Code No. R-202

The Workable Program for Community
Improvement for the City of Jersey
City was recertified in October,
1969.

Jackson Avenue Project
N.J. R-12
Code No. R-211

PROJECT AREA REPORT

1. Description of ProjectA. Boundary Description of Jackson Avenue Urban Renewal Area,
City of Jersey City, Hudson County, New Jersey.

BEGINNING at the intersection of the northerly right-of-way line of Communipaw Avenue and the extended westerly right-of-way line of Jackson Avenue; thence, easterly along the northerly right-of-way line of Communipaw Avenue to the extended easterly right-of-way line of Madison Avenue; thence, southerly along the extended easterly right-of-way line of Madison Avenue and the easterly right-of-way line of Madison Avenue to the northerly right-of-way line of Bramhall Avenue; thence, easterly along the northerly right-of-way line of Bramhall Avenue and its extension to the extended easterly right-of-way line of Ocean Avenue; thence, southerly along the extended easterly right-of-way line of Ocean Avenue and the easterly right-of-way line of Oak Street; thence, westerly along the extended southerly right-of-way line of Oak Street and the southerly right-of-way line of Oak Street to the westerly right-of-way line of Jackson Avenue; thence, northerly along westerly right-of-way line of Jackson Avenue to the point and place of BEGINNING.

B. Project Area Maps

1. A map of the project area and immediate surrounding area, designated "Existing Land Use Map, Map No. 4 is included herein showing."
 - (a) Boundaries of the project area.
 - (b) Existing land use of each property including designation of:
 - (1) Land in public and semi-public use
 - (2) Each property within the project area in mixed use as well as the predominant use of each such property.
2. A map of the project area and immediate surrounding area, designated "Structures Map No. 5 is included herein showing:"
 - (a) Boundaries of the project area.
 - (b) The total number of buildings per block, number of structures deficient per block, number of structures substandard per block, and number of structures with blighting influences per block.

3. A map of the project area and immediate surrounding area, designated "Clearance Map No. 9 is included herein showing:

- (a) Boundaries of the clearance area.
- (b) Boundaries of the areas not-to-be-acquired.

C. Project Area Data

1. Form H-6120 "Summary of Project Area Data", is included herewith. The data reported on Form H-6120 is based on exterior inspection of all buildings and interior inspection of 86 of 145 buildings, 59.3 percent, including interior inspection of all building types and buildings to be acquired as well as buildings to be excluded in sufficient number to reach general conclusions as to which buildings should be acquired and which buildings should remain.

Data shown for clearance sections and sections not-to-be-acquired on Form H-6120 are the totals for all structures of each type shown on Land Use Map, Map No. 2 and Structures Map No.

2. Basis for data reported on Form H-6120.

(a) The criteria developed and used in classifying buildings is as follows:

- (1) Critical Defects - occurring in over 50 percent of the defective units correctable only by extensive repairs.

Holes, open cracks, rotted, loose or missing materials over large area of foundation, bearing walls, roofs, etc.; substantial sagging buckled or out of plumb, foundation, floors, bearing walls or roofs; cracked, warped or rotted beams, rafters, girders or columns; extensive storm, flood or fire damage.

- (2) Construction Defects - Inadequate room size or layout; shacks or huts; make-shift walls; roofs built of scrap materials; lacking foundations; dirt floors; inadequate conversion to use not originally intended; inadequate load-bearing capacity for use; lack of adequate egress from all living quarters.

- (3) Intermediate Defects - occurring in more than 20 percent but less than 50 percent of the defective unit and more serious in nature than those correctable by normal maintenance.

Holes, sagging, bowing, open cracks, rotted, loose or missing materials in foundations, walls, roofs, or ceilings, but not over large area; unsafe or shaky porches, steps, loading docks or railings; numerous broken or missing window panes; rotted or loose window frames, sashes no longer weather proof; broken or loose stair, riser, bannister or railing construction; deep wear on doorsills, door framer, steps or floors; missing bricks or cracks in chimney without fire hazard; make-shift chimney.

- (4) Slight Defects - Lack of paint; slight damage to porches, steps, loading docks, slight wearing of mortar in bricks or masonry; small cracks in walls, plaster on chimneys; cracked windows; slight wear on floors, door sill, window sill; broken gutters or downspouts.
- (5) Building Facility Defects - No running water or hot water; inadequate or no toilet facility; no private bath or shower in residential structures; lack of adequate fire prevention or control facilities; corroded and deteriorating plumbing; inadequate wiring or electrical facilities.

(b) Method used in classifying buildings as deficient:

- (1) Defects to a Point Warranting Clearance: A building is rated structurally substandard to a degree warranting clearance if it contained:
 - a/ One or more Critical Defects plus one or more Intermediate Defects.
 - b/ A combination of four or more Intermediate Defects providing that the Intermediate Defects be in basic structural elements or if in non-structural elements they could not be reasonably replaced, rebuilt or repaired.
 - c/ One or more Construction Defects which could not be economically corrected or,
 - d/ Two or more Building Facility Defects if the inadequate facility could not be economically replaced, repaired, rebuilt or added to the building.
- (2) Buildings deficient but not to a point warranting clearance:
 - a/ Deteriorating conditions because of defects not correctable by normal maintenance.

Three or more Intermediate Defects in the basic structural elements of the building.
 - b/ Extensive minor defects which taken collectively are causing the building to have a deteriorating effect on the surrounding area.

A combination of three or more Intermediate Defects plus three or more Slight Defects.

c/ Inadequate construction or alteration.

One construction defect which could be economically corrected.

d/ Inadequate or unsafe plumbing, heating or electrical facilities.

Two or more Building Facility Defects which could be economically corrected.

(c) Description of Surveys

The surveys conducted to obtain the information reported in Form H-6120 included exterior inspection of all buildings and interior inspection of 86 buildings or 59.3 percent. The interior inspections included buildings to be acquired and to remain as well as samples of types of structures and uses. A sample of the survey card used is included herewith. Based on these surveys each building was evaluated and a determination was made as to its suitability for remaining or its classification as substandard to a degree warranting clearance. Buildings scheduled to remain can be integrated into the overall planning of the area.

D. Assignment of Residential Character to Properties in Mixed Use and Vacant Properties.

1. Properties in mixed use contained commercial uses on the ground floor with residential uses on above floors. In cases where one floor was devoted to commercial use and one floor to residential use, was assigned a mixed predominantly non-residential character. Where two or more floors were residential and one floor commercial a mixed predominantly residential character was assigned. This method of determination is in conformity with the Urban Renewal Handbook requirement that the predominant use occupy 51 percent or more of the floor area of the building.
2. Vacant properties were assigned the predominant use of residential or non-residential according to the predominant use of the surrounding land and buildings.
3. There are no sizable areas to-be-acquired which do not meet the "Distribution of Deficiencies" test in Chapter 1 of Section RHA 7205.1 of the Urban Renewal Handbook.
4. The Urban Renewal Area is eligible under Federal criteria as a Category I Project, the present area being built up, and predominantly residential with predominantly residential reuse.
5. The project area does not qualify for the provisions of Section 112 of Title I.
6. Clearance and redevelopment is the treatment proposed for a sizable portion of the project area. Of the 241 buildings in the project area 145 are designated for clearance.

a. The following is a justification to show that the extent of clearance proposed is warranted. Of the 130 structures scheduled for clearance 108 of them are substandard to a degree warranting clearance. The acquisition and clearance of an additional 7 structures is necessary to remove blighting influences, while clearance of the remaining 15 buildings is necessary to remove uses which cannot be integrated with the proposed redevelopment to form reuse parcels of a usable size and to achieve project objectives.

The following is justification for Revisions of Project Boundaries in blocks 6 and 7 along Ocean Avenue. The area to be included contains 15 properties. On these properties there are 11 structures all of which were found to have deteriorated or delapidated conditions and generally cause a blighting influence on the area. Specifically of the eleven structures our survey revealed six were substandard, four were blighting influences, 1 was a standard building, and there were four vacant lots which represented blighting influences.

The area is characterized by some abandoned stores and vacant building. Lack of maintenance and lack of use of these structures have resulted in obsolescence and blighted conditions. If left as is these parcels would have a significant blighting effect on any development proposed for the project area. These structures also require clearance to form parcels of usable size to achieve project objectives and to properly integrate the proposed new structures with the surrounding area.

In addition to properties fronting along Ocean Avenue several properties which were excluded from the original Jackson Avenue Project have been included in the project. These properties included the Telephone Company, Zion Baptist Church and St. John's Baptist Church. The reason these properties are being included in the project, although assigned not to be acquired status it is to submit them to the urban renewal controls. Inasmuch as the possibility always exists that fire or some other tragedy might hit these structures, we wanted to insure that the redevelopment of these properties which lie immediately adjacent to other properties to be redeveloped would be done in some accord with the overall objectives of the urban renewal plan. The following is justification for changes in the rehabilitation section.

<u>Sub Warranting Clearance</u>	<u>Blighting Influences</u>	<u>Clearance For Project Objectives</u>
19	11	8

An inspection of all 38 properties which are being changed from rehabilitation to clearance reveal the following:

19 properties were substandard warranting clearance

11 properties were blighting influences

8 properties were standard but required clearance in order to effect reasonable disposition parcels and permit necessary site improvement changes in accordance with the plan.

It appears that at the time the project was initially conceived many of the structures in Blocks 5, 6 and 7 did have some potential both economical and physical for rehabilitation. A current examination of the properties reveals that at most 8 of them have both physical and financial feasibility of rehabilitation. ~~9~~¹¹ others are marginal in terms of their physical feasibility and lack financial feasibility of rehabilitation. The final ~~19~~¹⁹ lack the physical ability to be rehabilitated. Most of the structures are frame in nature and have undergone haphazard and cosmetic repairs. Discussions with the property owners reveal that more than 60% of the owners do not wish to invest monies in these properties but would prefer to sell, take advantage of replacement housing payments and either acquire new or rehabilitated properties.

The lack of feasibility of rehabilitation make it necessary to acquire these parcels. This treatment will then form parcels of adequate size for reuse to achieve project objectives and proper integration of proposed redevelopment.

b. The project area is built up and meets the criteria in Chapter 2 of Section RHA 7205.1 of the Urban Renewal Handbook for clearance and redevelopment of built up areas. Of the 26.9 acres in the project area, 24.81 acres, or 96.2 percent, are built up while of the 145 buildings to be cleared, 82.0 percent are substandard to a degree warranting clearance.

The following is a block by block discussion of buildings not to be acquired, and buildings to be cleared due to condition, blighting influences and project objectives.

BLOCK 1

<u>Substandard Warranting Clearance</u>	<u>Blighting Influences Warranting Clearance</u>	<u>Clearance for Project Objectives</u>	<u>Total Buildings</u>
Total 6 Buildings	0	4	12

Discussion

Six (6) buildings must be cleared to eliminate substandard conditions. These buildings are in mixed residential-commercial use. Four (4) structures will be cleared to make a more useable re-use parcel. Two (2) structures in semi-public uses are sound and will be retained. One of these buildings is owned by the Bell Telephone Company, and the other by a church.

BLOCK 2

<u>Substandard Warranting Clearance</u>	<u>Blighting Influences Warranting Clearance</u>	<u>Clearance for Project Objectives</u>	<u>Total Buildings</u>
Total 23 Buildings	0	6	29

Discussion

Twenty-three (23) buildings are substandard and warrant clearance. Six (6) buildings must be cleared to provide space for the proposed new right-of-way between Monticello and Jackson Avenues. All buildings are residential and residential-commercial in use.

BLOCK 3

<u>Substandard Warranting Clearance</u>	<u>Blighting Influences Warranting Clearance</u>	<u>Clearance for Project Objectives</u>	<u>Total Buildings</u>
Total 1 Buildings	0	5	39

Discussion

All buildings are in residential or residential-commercial use. Five (5) buildings are to be cleared to provide space for new right-of-way. One building will be cleared to remove substandard conditions. Thirty-three (33) residential structures will be rehabilitated, thirteen (13) of which will require acquisition by the L.P.A. due to the present owner's inability or unwillingness to rehabilitate. One of these buildings is City owned.

BLOCK 4

<u>Substandard Warranting Clearance</u>	<u>Blighting Influences Warranting Clearance</u>	<u>Clearance for Project Objectives</u>	<u>Total Buildings</u>
Total Buildings			45

Discussion

No clearance is scheduled for this block; however, forty-five (45) structures will be rehabilitated. Twenty-one (21) of these forty-five (45) structures will require L.P.A. acquisition, in order to rehabilitate them, of which two (2) buildings are City owned.

BLOCK 5

<u>Substandard Warranting Clearance</u>	<u>Blighting Influences Warranting Clearance</u>	<u>Clearance for Project Objectives</u>	<u>Total Buildings</u>
Total 24 Buildings			39

Discussion

Twenty-four (24) buildings are to be acquired to remove substandard conditions. These buildings are predominantly residential with some mixed residential-commercial uses. Thirteen (13) structures will be rehabilitated. Six (6) of these structures will be acquired by the L.P.A. due to the inability or unwillingness of present owners to rehabilitate. Two (2) church structures are in sound condition and will remain without treatment.

BLOCK 6

<u>Substandard Warranting Clearance</u>	<u>Blighting Influences Warranting Clearance</u>	<u>Clearance for Project Objectives</u>	<u>Total Buildings</u>
Total 35 Buildings	2	0	37

Discussion

Thirty-five (35) buildings will be cleared to remove substandard conditions warranting clearance. Two (2) structures are being demolished to remove blighting influences. The buildings are predominantly residential and mixed residential-commercial.

BLOCK 7

<u>Substandard Warranting Clearance</u>	<u>Blighting Influences Warranting Clearance</u>	<u>Clearance for Project Objectives</u>	<u>Total Buildings</u>
Total 32 Buildings	7	0	40

Discussion

Thirty-two buildings will be cleared to remove substandard conditions. Seven (7) buildings contain blighting influences warranting clearance. The buildings are predominantly residential and residential-commercial. One building in semi-public use will not be cleared

PROJECT TOTALS

<u>Substandard Warranting Clearance</u>	<u>Blighting Influences Warranting Clearance</u>	<u>Clearance for Project Objectives</u>	<u>Total Buildings</u>
To be Acquired 121	9	15	241

- c. Basically sound properties that involve high acquisition costs scheduled for a acquisition are listed and discussed below.

Parcel 6-3

Appraisal

Land	25,000
Improvement	107,750
Total	132,750

Lot Size 7,500 sq.ft.

Land Use Residential, 24 Dwelling Units

Condition Deficient

Comment To be acquired to achieve project objectives. Residential structure would not be compatible with reuses and would be impediment to land disposition plan.

E. Conformity With Workable Program

The Jackson Avenue Urban Renewal Area is clearly identified on the Workable Program as to need of the project, the proposed Urban Renewal treatment, and the project proposals.

U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

SUMMARY OF PROJECT DATA
(Urban Renewal Program)

PROJECT LOCALITY

Jersey City

PROJECT NAME

Jackson Avenue Project

PROJECT NUMBER

NJR - 12

CONGRESSIONAL DISTRICT IN WHICH
PROJECT AREA IS SITUATED

14th

INSTRUCTIONS: Place original and 2 copies in Binder No. 1, and one copy each in other binders.

A. CATEGORY OF PROJECT ELIGIBILITY (Check one; see Urban Renewal Manual, Chapter 3-2)

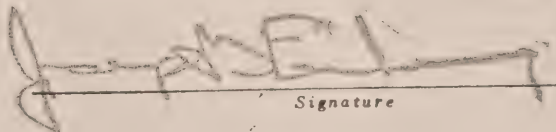
CATEGORY	PRESENT CHARACTER OF AREA	EXTENT OF PRESENT DEVELOPMENT	PROPOSED REUSE
<input checked="" type="checkbox"/> I	Predominantly residential	Built up	Any
<input type="checkbox"/> II	Predominantly residential	Predominantly open land	Any
<input type="checkbox"/> III	Not predominantly residential	Built up	Predominantly residential
<input type="checkbox"/> IV	Not predominantly residential	Predominantly open land	Predominantly residential
<input type="checkbox"/> V Nonresidential Exception	Not predominantly residential	Built up	Not predominantly residential
<input type="checkbox"/> VI Nonresidential Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
<input type="checkbox"/> VII College, University, or Hospital	Any	Built up	Any
<input type="checkbox"/> VIII College, University, or Hospital	Any	Predominantly open land	Any
<input type="checkbox"/> IX	-	Open land	Predominantly residential
<input type="checkbox"/> X	-	Open land	Not predominantly residential
<input type="checkbox"/> XI Area Redevelopment Exception	Not predominantly residential	Built up	Not predominantly residential
<input type="checkbox"/> XII Area Redevelopment Exception	Not predominantly residential	Predominantly open land	Not predominantly residential
<input type="checkbox"/> _____			

B. TYPE OF TREATMENT OF AREA

- ☐ CLEARANCE AREA ONLY (Complete Blocks C, F, and G)
- ☐ CONSERVATION AREA ONLY (Complete Blocks C, H, and I)
- ☒ COMBINATION OF CLEARANCE AND CONSERVATION SECTIONS (Complete Blocks C through I)

SUBMITTED BY:

July 28, 1971
 Date


 Signature

Jersey City Redevelopment Agency
 Local Public Agency

Executive Director
 Title

C. ENVIRONMENTAL DEFICIENCIES (Check and complete one)

☒ No change in descriptions given on Form H-6101, Urban Renewal Area Data,

Block J, submitted for this project on _____, 19____

☒ See following descriptions

CONDITION	DESCRIPTION OF EXTENT TO WHICH CONDITION EXISTS (Give source of information. If additional space is required, continue on a plain sheet and attach to this form)
1. Overcrowding or improper location of structures on the land	Overcrowding of structures on the land and excessive dwelling unit density exist on many streets including: Monticello Avenue, Jackson Avenue, Atlantic Street and Union Street.
2. Excessive dwelling unit density	See No. 1
3. Conversions to incompatible types of uses, such as roominghouses among family dwellings	Several large houses have been converted to rooming houses and one was converted to a hotel.
4. Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	Many first floor stores in buildings that were once in mixed use have been abandoned, especially along Ocean Avenue.
5. Detrimental land uses or conditions, such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes	There are an excessive number of structures in mixed use, especially on Communipaw Avenue, Jackson Avenue and Ocean Avenue. Residential uses on Jackson Avenue and Communipaw Avenue suffer from heavy traffic noise and fumes.
6. Unsafe, congested, poorly designed, or otherwise deficient streets	Jackson Avenue and Communipaw Avenue are too narrow and congested. Lack of through connection between Jackson Avenue and Monticello Avenue causes dangerous traffic flow patterns.
7. Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	There are inadequate play areas for very small children. Public parking lots are needed to relieve heavy commercial parking on residential streets.
8. Other equally significant environmental deficiencies	There are an unusual number of substandard, vacant stores. Commercial uses occupy structures intended for residential use. There are too many rooming houses.

DATA ON PROJECT AREA

(Complete this page only if project area includes both clearance and conservation sections)

D. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Total area within perimeter boundaries of the project shall be accounted for, excepting only any interior areas which have been excluded from the project area. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2, and material in Ch. 3-1 under the heading "Building Deficiencies")

ITEM	ACREAGE						CONDITION OF BUILDINGS		ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	
		WITH BLDGS. OR STREETS	W/OTHER IMPROVEMENTS	UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED			
TOTAL	26.94	24.46	.57	1.91	11.00	15.94	241	236	26.94
1. Streets, Alleys, Public Rights-of-Way, Total	11.30	11.30			1.28	10.02			10.39
a. Major Transportation									
(1) With Federal Highway Aid									
(2) Without Federal Highway Aid									
b. Other Streets, Alleys, Public Rights-of-Way	11.30	11.30			1.28	10.02			10.39
2. Residential, Total	12.14	10.47	.20	1.47	9.82	2.32	212	212	14.00
a. Dwelling Purposes	11.94	10.47		1.47	9.82	2.12	212	212	14.00
b. Related Public or Semipublic Purposes	.20		.20			.20			
3. Nonresidential, Total	3.50	2.69	.37	.44	1.58	1.92	29	24	2.55
a. Commercial	1.23	1.23			1.23		24	24	
b. Industrial									
c. Public or Semipublic (Institutional)	2.27	1.46	.37	.44	.35	1.92	5	0	2.55
d. Open or Unimproved Land Not Included in 3a, b, or c above									

E. CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area (in Acres) of Parcels With Buildings	14.32	9.47	3.80	1.05	
2. All Buildings	2.41	1.45	91	5	
a. Residential Buildings	2.12	1.21	91	0	
b. Nonresidential Buildings	29	24		5	
3. All Dwelling Units	4.72	2.67	2.05		
a. In Buildings With Deficiencies	4.72	2.67	2.05		
b. In Standard Buildings					

DATA ON CLEARANCE AREA, OR CLEARANCE SECTIONS PROJECT AREA

F. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2; material in Ch. 3-1 under the heading "Building Deficiencies"; and criteria in Ch. 10-1 for "Clearance and Redevelopment")

ITEM	TOTAL	ACREAGE				CONDITION OF BUILDINGS					ACREAGE BY PROPOSED LAND USES
		BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	NUMBER STRUCTURALLY SUBSTANDARD REQUIRING CLEARANCE	NUMBER WARRANTING CLEARANCE TO REMOVE BLIGHTING INFLUENCES	
		WITH BUILDINGS OR STREETS	WITH OTHER IMPROVEMENTS	UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED					
TOTAL	16.84	14.56	.37	1.91	11.00	5.84	145	15	121	9	16.84
1. Streets,Alleys, Public Rights-of-Way, Total	5.20	5.20			1.28	3.92					4.29
a. Major Transportation											
(1) With Federal Highway Aid											
(2) Without Federal Highway Aid											
b. Other Streets,Alleys, Public Rights-of-Way	5.20	5.20			1.28	3.92					4.29
2. Residential, Total	8.14	6.67		1.47	8.14		121	15	101	5	10.00
a. Dwelling Purposes	8.14	6.67		1.47	8.14		121	15	101	5	10.00
b. Related Public or Semipublic Purposes											
3. Nonresidential, Total	3.50	2.69	.37	.44	1.58	1.92	29	2	18	4	2.55
a. Commercial	1.23	1.23			1.23		24	2	18	4	
b. Industrial											
c. Public or Semipublic (Institutional)	2.27	1.46	.37	.44	.35	1.92	5				2.55
d. Open or Unimproved Land Not Included in 3a, b, or c above											

G. CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area (in Acres) of Parcels With Buildings	10.52	9.47		1.05	
2. All Buildings	1.50	1.45		5	
a. Residential Buildings	1.21	1.21		0	
b. Nonresidential Buildings	29	24		5	
3. All Dwelling Units	2.67	2.67			
a. In Buildings With Deficiencies	2.67	2.67			
b. In Standard Buildings					

DATA ON CONSERVATION AREA, OR CONSERVATION SECTION OF PROJECT AREA

H. PRESENT CHARACTER, CONDITION OF BUILDINGS, AND PROPOSED LAND USES

(Areas shall be shown to nearest tenth of an acre. Meanings of terms are identical with those in Urban Renewal Manual, Ch. 3-2; material in Ch. 3-1 under the heading "Building Deficiencies"; and criteria in Ch. 10-1 for "Clearance and Redevelopment")

ITEM	ACREAGE						CONDITION OF BUILDINGS				ACREAGE BY PROPOSED LAND USES
	TOTAL	BY PRESENT CHARACTER			BY PROPOSED ACQUISITION		TOTAL BUILDINGS	NUMBER WITH DEFICIENCIES	NUMBER STRUCTURALLY SUBSTANDARD REQUIRING CLEARANCE	NUMBER WARRANTING CLEARANCE TO REMOVE BLIGHTING INFLUENCES	
		WITH BUILDINGS OR STREETS	WITH OTHER IMPROVEMENTS	UNIMPROVED	TO BE ACQUIRED	NOT TO BE ACQUIRED					
TOTAL	10.10	9.90	.20			10.10	91	91			10.10
1. Streets, Alleys, Public Rights-of-Way, Total	6.10	6.10				6.10					6.10
a. Major Transportation											
(1) With Federal Highway Aid											
(2) Without Federal Highway Aid											
b. Other Streets, Alleys, Public Rights-of-Way	6.10	6.10				6.10					6.10
2. Residential, Total	4.00	3.80	.20		1.68	2.32	91	91			4.00
a. Dwelling Purposes	3.80	3.80			1.68	2.12	91	91			4.00
b. Related Public or Semipublic Purposes	.20		.20			.20					4.00
3. Nonresidential, Total											
a. Commercial											
b. Industrial											
c. Public or Semipublic (Institutional)											
d. Open or Unimproved Land Not Included in 3a, b, or c above											

I. CONTEMPLATED TREATMENT

ITEM	TOTAL NUMBER	NUMBER TO BE CLEARED	NUMBER DESIGNATED FOR REHABILITATION	NUMBER TO BE RETAINED WITHOUT TREATMENT	NUMBER FOR WHICH TREATMENT NOT YET DETERMINED
1. Area (in Acres) of Parcels With Buildings	3.80		3.80		
2. All Buildings	91		91		
a. Residential Buildings	91		91		
b. Nonresidential Buildings					
3. All Dwelling Units	2.05		2.05		
a. In Buildings With Deficiencies	2.05		2.05		
b. In Standard Buildings					

EXISTING LAND USE MAP

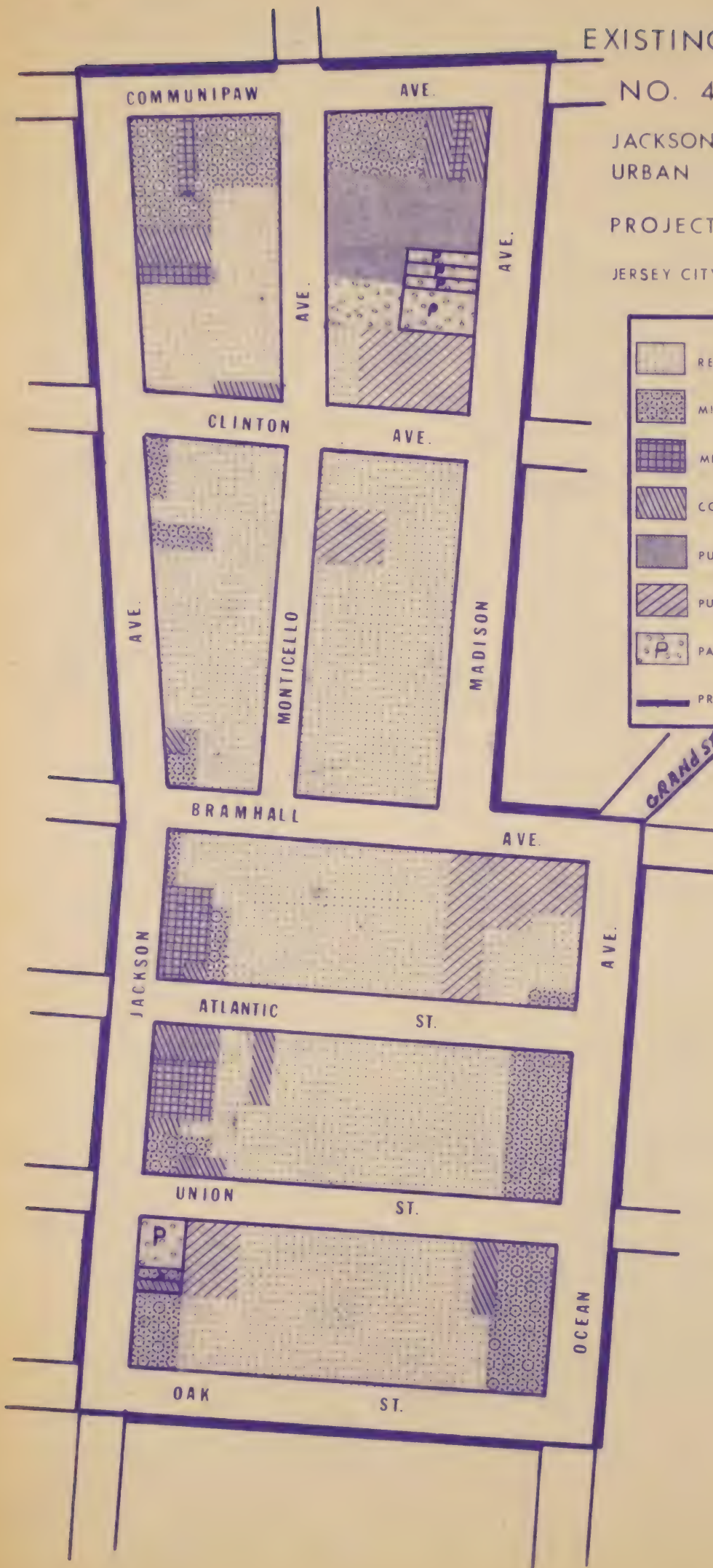
NO. 4

JACKSON AVENUE
URBAN RENEWAL AREA

PROJECT NO. N.J.R.-12

JERSEY CITY REDEVELOPMENT AGENCY

LEGEND	
	RESIDENTIAL
	MIXED-USE PREDOMINANTLY RESIDENTIAL
	MIXED-PREDOMINANTLY NONRESIDENTIAL
	COMMERCIAL
	PUBLIC - UTILITY
	PUBLIC - SEMI-PUBLIC
	PARKING LOT
	PROJECT BOUNDARY



URBAN RENEWAL PLAN
JACKSON AVENUE URBAN RENEWAL PROJECT

Code No.

R - 213

A. Table of Contents

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B. Description of Project

1. Boundary Description of Jackson Avenue Urban Renewal Area, City of Jersey City, Hudson County, New Jersey.

BEGINNING at the intersection of the northerly right-of-way line of Communipaw Avenue and the extended westerly right-of-way line of Jackson Avenue; thence easterly along the northerly right-of-way line of Communipaw Avenue to the extended easterly right-of-way line of Madison Avenue; thence, southerly along the extended easterly right-of-way line of Madison Avenue and the easterly right-of-way line of Madison Avenue to the northerly right-of-way line of Bramhall Avenue; thence, easterly along the northerly right-of-way line of Bramhall Avenue and its extension to the extended easterly right-of-way line of Ocean Avenue; thence, southerly along the extended easterly right-of-way line of Ocean Avenue and the easterly right-of-way line of Ocean Avenue to the extended southerly right-of-way line of Oak Street; thence, westerly along the extended southerly right-of-way line of Oak Street and the southerly right-of-way line of Oak Street to the westerly right-of-way line of Jackson Avenue; thence northerly along the westerly right-of-way line of Jackson Avenue to the point and place of BEGINNING.

2. Conditions Requiring Urban Renewal Treatment Include:
 - a. Substantial portion of the housing in the project area is substandard or is in need of major repair.
 - b. The major streets are improperly aligned.
 - c. The present commercial area is rapidly disintegrating and is unable to meet the needs of the area.
 - d. There is inadequate off-street parking for commercial, public and semi-public uses.
 - e. Parks and recreation facilities are inadequate.

3. Types of Proposed Actions

Types of action proposed in the project area include clearance and redevelopment, rehabilitation and provision of public improvements.

C. Land Use Plan

1. Land Use Plan

Land use and public rights-of-way shall be as shown on Map 2, Land Use Plan.

2. Permitted Use and Building Requirements:
Clearance Sections

- a. Residential Reuse Areas

Use: The permitted use shall be for one-family or two-family houses as well as garden apartments and medium rise residential apartment structures. Commercial uses designed to serve immediate residential needs are permitted including but not limited to pharmacies, eating facilities, retail establishments and professional offices.

Density: Residential density shall not exceed eighty (80) dwelling units per acre of net site area excluding streets.

Land Coverage: Land coverage of dwelling structures on each lot shall not exceed forty (40) percent of the lot area excluding streets.

Building Height: The maximum building height shall not exceed twelve (12) stories or one hundred and twenty (120) feet.

Building Setback: The minimum setback of structures from the property lines shall be fifteen (15) feet.

Off-Street Parking: A minimum of one (1) automobile parking space shall be provided for each dwelling unit in case of one (1) or two (2) family units, and at the rate of two (2) spaces for each three (3) units for garden apartments and medium rise apartments. Each off-street parking space shall be at least one hundred and eighty (180) square feet in area and have proper access.

Landscaping: A minimum of twenty-five (25) percent of the developable parcel, exclusive of parking area, shall be used for landscaping of open space, or active or passive recreation facilities.

The following special controls shall apply only to one (1) and two (2) family row houses:

Yards: A rear yard having a minimum depth of twenty (20) feet shall be required on each lot.

Lot Size: Each lot shall have an area of not less than Two Thousand-five hundred (2,500) square feet.

Regulations for Accessory Commercial Uses.

1. Non-residential uses shall not occupy more than 15 percent of the gross interior floor area.
2. Accessory commercial uses shall meet the set-back requirements of the principal use.
3. The land covered by accessory commercial structures shall, unless otherwise noted, be included in the land covered by principal uses in computing land coverage.
4. Plans for the location and design of accessory commercial structures shall accompany plans for the principal structure (s) and shall be subject to the design review process enunciated below.

b. Mixed Use Areas

Permitted Uses: The permitted uses shall be residential uses as permitted in the residential reuse area; limited neighborhood commercial shopping and office uses which shall include but not be restricted to retail and service establishments such as clothing stores, food stores, barber shops, beauty salons, dry cleaning establishments, pharmacies, stationary stores, restaurants, utilities such as the telephone company, and office space for neighborhood and professional services (medical, legal, etc.).

Land Coverage: Coverage of land by buildings shall not exceed eighty (80) percent of the net site area excluding streets.

Building Height: The maximum building height shall be twelve (12) stories or One Hundred and Twenty (120) feet.

For offices over Five Thousand (5,000) square feet in floor area, one (1) space for every Five Hundred (500) square feet of floor area. For offices under Five Thousand (5,000) square feet, four (4) parking spaces shall be required.

For retail stores, personal or business service establishments over Two Thousand (2,000) square feet in floor area, one (1) space for every Four Hundred (400) square feet of floor area in excess of Two Thousand (2,000) square feet. For retail stores of Two Thousand (2,000) square feet or less, three (3) spaces shall be required.

Each off-street parking space shall be at least One Hundred and eighty (180) square feet in size and shall have proper access.

Off-Street Loading: For the retail or office uses, every establishment shall have access to an off-street loading driveway or space at least twelve (12) feet wide and having at least fourteen (14) feet of height clearance. Off-street loading requirements shall be as follows for retail stores, office and service establishments.

<u>Sq. Feet of Gross Floor Area</u>	<u>Required No. of Loading Spaces</u>
1,000 - 25,000	1
25,001 - 40,000	2
For each additional 15,000 square feet over 40,000	1

Each loading space shall have a minimum width of ten (10) feet, a minimum depth of thirty (30) feet and a minimum vertical clearance of fourteen (14) feet, and shall have access to a rear service lane not less than twelve (12) feet wide. All ground floor business establishments shall have access to such a rear service lane or other off-street loading space for off-street loading purposes.

Signs:

Signs on buildings in the public use areas shall not exceed twenty-five (25) square feet in area. No more than one (1) sign shall be permitted on each parcel. Said sign may be free standing or attached to the building, but in no event shall a sign be placed in the required setback area. Said sign may be internally or externally illuminated but no glare from external lightning shall be visible beyond lot lines.

c. Public and Semi-Public Reuse Area

Permitted Uses:

Public Parking and appurtenance driveways, pedestrian walks, and landscaping restricted to use by non-commercial vehicles only. No building shall be located in the areas designated as "Public Parking". No building shall be located in the areas designated as "Public Park".

Public or Semi-Public:

Health, education, religious facilities and public or private utilities or the extension of same together with supporting facilities such as landscaping and off-street parking shall be permitted.

Site Development: Parking areas adjacent to residential property shall be fenced off and suitably screened with plant or fencing materials to a minimum height of six (6) feet along contiguous residential property lines.

Access or egress for any parking lot fronting on Jackson Avenue is permitted from the cross and parallel streets only.

Land Coverage: The maximum coverage of land by building shall not exceed eighty (80) percent.

Building Height: The maximum building height shall not exceed twelve (12) stories or one hundred and twenty (120) feet.

Building Setback: The minimum setback of structures from the property line shall be ten (10) feet.

Yards: Rear yards having a minimum depth of twenty (20) feet shall be provided on each lot.

Off-Street Parking: One (1) off-street parking space shall be provided for each forty (40) seats in main assembly halls. Each parking space shall be no less than One Hundred-eighty (180) square feet in area and have convenient access. One (1) off-street parking space for every three (3) people in semi-public facilities. (Utilities).

Landscaping: A minimum of twenty-five (25) percent of the developable parcel, exclusive of parking area, shall be used for landscaping of open space, or active or passive recreation facilities.

3. Permitted Uses and Building Requirements:
Rehabilitation Sections

a. Residential Reuse Areas

Use: The permitted use shall be housing other than transient housing, rooming houses, or hotels. Transient housing, rooming houses and hotels shall not be permitted.

Density: The maximum density shall not exceed one (1) dwelling unit per Four Hundred-fifteen (415) square feet of lot areas.

Land Coverage: For new structures, land coverage of dwelling structures on each lot shall not exceed fifty (50) percent of the lot area.

Building Height: The maximum building height shall be four (4) stories or fifty (50) feet.

Building Setback: The setback of structures from the street right-of-way lines shall conform to that of structures on the majority of lots fronting on the same street.

Yards: For new structures, a rear yard having a minimum depth of twenty (20) feet shall be provided on each lot.

b. Public Use Area

Use: The permitted uses shall be a public park landscaped and equipped as a tot lot. Parking facilities other than for commercial vehicles shall also be permitted.

Buildings: No buildings shall be permitted on public parcels.

Site Development: Public parcels shall be screened from adjoining residential lots by suitable fencing and landscaping, a minimum of six (6) feet in height.

4. General Provisions

- a. The regulations and controls in this Section 4 will be implemented where applicable by appropriate covenants or other provisions in agreements for land disposition and conveyance executed pursuant thereto or in loan or grant agreements.
- b. The Redeveloper shall devote the land only to the uses specified in this Urban Renewal Plan and in accordance with the approved site plan which shall be considered a visual extension of said Urban Renewal Plan.
- c. The Redeveloper shall begin and complete the development of the land for the uses required in the Plan and the construction of improvements agreed upon in the disposition contract within a reasonable time as determined in the said disposition contract between the Jersey City Redevelopment Agency and the Redeveloper.
- d. The Redeveloper shall agree to retain the interest acquired in the project land until the completion of the construction and development in the area required by this Plan and the disposition instruments, and he shall further agree not to sell, lease or otherwise transfer the interest acquired or any part thereof without the prior written consent of the Jersey City Redevelopment Agency.
- e. No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the Jersey City Redevelopment Agency or by a Redeveloper or any of his successors or assignees, whereby land in the project area is restricted by the Jersey City Redevelopment Agency or the Redeveloper upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, which will prohibit such restrictions, shall be included in the disposition instruments.
- f. No building shall be constructed over an easement in the project area without prior written consent of the Jersey City Redevelopment Agency.

- g. The Jersey City Redevelopment Agency shall specifically reserve the right to review and approve the Redeveloper's plans and specifications with respect to their conformance with this Urban Renewal Plan. Such a review shall be on the basis of a site plan submitted to the Redevelopment Agency. No additional construction of alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction shall have been submitted to and approved by the Redevelopment Agency. This pertains to revisions or additions prior to, during and after completion of the improvements.
- h. The provisions of this Plan specifying the land uses for the project area and the requirements and restrictions with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this Plan by the local governing body of the City of Jersey City.
- i. The use of any land to be acquired, cleared and redeveloped, rehabilitated or any newly constructed buildings for hotels or other transient housing accommodations is prohibited.

5. General Provisions: Rehabilitation Sections

In rehabilitation sections, existing City codes and ordinances shall be strictly enforced as a minimum through inspections of all properties. Owners who will not bring their properties up to the minimum property rehabilitation standards will be encouraged to sell their property to someone who will rehabilitate the structures in accordance with this Plan. If this fails, the Jersey City Redevelopment Agency may acquire properties for rehabilitation or demolish them. Where such acquisition and resale takes place, the instrument of resale shall specify minimum property rehabilitation standards as they may exist from time to time. Where a property is acquired by the Jersey City Redevelopment Agency and the sale for rehabilitation, the Agency may demolish and clear the structures on the property and sell the cleared site for the reuse indicated on the Land Use Plan.

6. Zoning

The Zoning in the project area shall be as shown on Map 6 Zoning Plan, attached hereto and incorporated herein.

D. Project Proposals

1. Land Acquisitions

a. Identification of Real Property to be Acquired.

Map 1, Project Boundary Map, shows properties included in the clearance section and the rehabilitation section. All properties except church properties in the clearance section are to be acquired and cleared. Specific properties to be acquired in the rehabilitation section will be determined in the project execution stage.

b. Conditions Under Which Real Property Not Identified in Item D (1) a May Be Acquired

In the rehabilitation section, owners who do not or for financial reasons cannot bring their structures at least up to minimum standards based on the minimum property rehabilitation standards and the City's, existing property maintenance codes and ordinances will be encouraged to sell their property to someone who will rehabilitate in accordance with this Plan. The Jersey City Redevelopment Agency may also acquire the property and either rehabilitate it or sell it for rehabilitation or demolish it. In addition, properties which are not feasible for rehabilitation as well as those whose existence is inconsistent with the objectives of the urban renewal plan shall be acquired by the Redevelopment Agency and demolished.

- c. More specifically properties within the urban renewal project designated for rehabilitation will not be acquired, provided that the owner (s), within a reasonable time, undertake (s) rehabilitation in conformance with the Urban Renewal Plan and such State and local laws as may be applicable unless it is necessary in order to carry out rehabilitation by the Jersey City Redevelopment Agency because:
 - (1) Rehabilitation on a structure-by-structure basis is infeasible, and assemblage of a group of properties is required to carry out the objectives of the Urban Renewal Plan, and
 - (2) It is necessary to make residential structures available for use of low or moderate income families and the properties to be acquired for such purpose can be rehabilitated without the rehabilitation cost exceeding:
 - (3) The estimated marketable resale price is less than the estimated land reuse value if cleared.
- d. Those properties which are not rehabilitated in conformance with the Property Rehabilitation Standards set forth in the section below headed "Property Rehabilitation Standards" will be subject to acquisition by the Jersey City Redevelopment Agency.

Upon the acquisition of such properties, the Jersey City Redevelopment Agency will either:

- (1) Demolish the structure or structures thereon and dispose of the land for redevelopment at its fair value for uses in accordance with the Urban Renewal Plan; or
- (2) Sell or lease the property at its fair value subject to rehabilitation in conformance with the Property Rehabilitation Standards and objectives of this Urban Renewal Plan; or
- (3) Rehabilitate the property in conformance with the Property Rehabilitation Standards and objectives of this Urban Renewal Plan and dispose of property in accordance with applicable regulations. If a sale cannot be consummated by the time rehabilitation is accomplished, units shall be rented pending continuing sale efforts.

2. Rehabilitation and Conservation Objectives

REHABILITATION STANDARDS FOR THE JACKSON AVENUE URBAN RENEWAL PROJECT
AREA, JERSEY CITY, NEW JERSEY

1.0 PURPOSE AND INTENT

1.1 All properties in the Jackson Avenue Project Area N.J. R-12 shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of existing property, including, but not limited to, the building, plumbing, heating, electrical, and housing codes. These code standards are hereby incorporated by reference and made a part of these PRS.

In addition to compliance with local statutes, codes and ordinances, all properties in the Jackson Avenue Project Area N.J.R-12 devoted in whole or in part to residential uses shall conform to the minimum property rehabilitation standards as contained herein.

1.2 These standards for Rehabilitation in the designated area are directed toward neighborhood improvements and the over-come of deterioration and blight. The aim is not the creation of neighborhoods that are compatible in design and construction with new neighborhoods, but a neighborhood of which the present residents can be proud as well as one in which they can afford to live after rehabilitation has taken place. These standards are set forth as minimums to be achieved and property owners will be encouraged to make improvements above and beyond these requirements.

1.3 The standards set forth are significantly different from standards for new construction. These buildings were built long before there was any thought of urban renewal as we know it. The use of insulation, of comfort heating and cooling, of automatic thermostats and humidistats was unknown, hence, the standards outlined herein are not as rigid. However, there is a practical level of physical, social and economic conditions below which any standard for rehabilitation should be premitted. Standards are established with a view toward generally improving and upgrading dwelling accommodations and with the view toward restoring the area to a sound condition as to its economic life as well as its suitability for residential usage.

1.4 These standards apply only to existing residential properties containing one through eleven living units in the Jackson Urban Renewal Area selected for rehabilitation.

1.5 They are limited to residential properties within its property lines and do not measure off site improvements.

1.6 The standards shown herein have been established to set forth certain basic objectives for rehabilitation and they shall not be construed as relieving any builder, contractor, property owner or any other person or persons of the responsibility for compliance with all local ordinances, codes or regulations including established requirements of a health officer or other authority having jurisdiction.

1.7 The setting forth of these standards does not entail any responsibility on the part of the Jersey City Redevelopment Agency for enforcing or determining compliance with local codes, regulations or requirements; nor the making of any interpretation concerning their application in any specific instance.

1.8 The following are the eligible dwellings; detached, semi-detached, row dwellings, end-row dwellings; each of which may contain one through eleven living units.

1.9 For the definitions of the terms used in these standards, reference is made to City Ordinance No. K1704.

2.0 GENERAL ACCEPTABLE CRITERIA

2.1 Service and Facilities: Utilities shall be provided for each property or project.

2.2 ACCESS:

2.2.1 Access to the Building: Walks and steps shall be provided for all weather access to the building and constructed so as to provide safety, reasonable durability and economy of maintenance.

2.2.2 Access to the Property: Each property should be provided with emergency vehicular access to and from the property by an abutting public or private street. Private streets should be protected by a permanent easement.

2.2.3 Access to Each Living Unit: Access to each living unit shall be provided without passing through any other living unit.

3.0 SITE CRITERIA

3.1 OBJECTIVE:

To develop the individual site or group of sites so that obsolescence is overcome, and the development is appropriate and an asset to the neighborhood in which it is located.

3.2 OPEN SPACE:

3.2.1 Every residential building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and reasonable indoor privacy.

3.2.2 Deficient yard dimensions to property lines of existing buildings should not be made a reason for rejection.

3.3 OUTDOOR ENVIRONMENT:

In the site development of a project, consideration shall be given to the needs of the residents for non-vehicular open space for active and inactive recreation.

3.4 SITE IMPROVEMENTS:

3.4.1 The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot; (b) prevent soil saturation detrimental to structures and lot use; and (c) where needed, appropriate paved walks, parking areas, driveways, exterior steps and landscaping.

3.4.2 Parking facilities should be provided suitable to the needs of the occupants either on the site or arrangements made for nearby "off-site" parking.

4.0 BUILDING PLANNING

4.1 OBJECTIVE: To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped for suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

4.2 SPACE STANDARDS

4.2.1 General

4.2.1.1 Provide each living unit with space necessary for suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

4.2.1.2 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building planning standards in the same manner as rooms above grade.

4.2.2 Room Sizes

The size of rooms shown in the Table shall be

minimum for the subdividing of existing spaces or for the construction of new rooms. Unremodeled existing rooms where considered of adequate size and arrangement for the intended function by the proper authority are acceptable.

ROOM SIZES

Name of Space (1)	Minimum Area (sq.ft.)			Least Dimension (2)
	O-BR-LU	1 & 2 BR LU	3 or more BR LU	
LR	NA	140	150	10'-0"
DR	NA	80	100	7'-8"
K	NA	50	60	5'-4"
K'ette	20	25	40	3'-6"
BR (Double)	NA	120	120	8'-8"
BR (Single)	NA	70	70	7'-0"
LR-DA	NA	180	200	(3)
LR-DA-K	NA	220	250	(3)
LR-DA-SL	250	NA	NA	(3)
LR-SL	190	NA	NA	(3)
K-DA	80	80	110	(3)
K'ette-DA	60	60	90	(3)

NOTES: (1) Abbreviations:

LU - Living Unit

LR - Living Room

DR - Dining Room

DA - Dining Area

K - Kitchen

K'ette - Kitchenette

BR - Bedroom

SL - Sleeping Area

NA - Not Applicable

O-BR - No separate bedroom

(2) Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the normal use of the space.

(3) The least dimension of each room function applies, except for the overlap or double use of space in combination rooms.

4.2.3 Privacy and Arrangement

4.2.3.1 A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms.

4.2.3.2 Access to all parts of a living unit shall be possible without passing through a public hall.

4.2.3.3 Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

4.2.3.4 A bathroom shall not be used as a passageway to a habitable room, hall, basement or to the exterior.

4.2.3.5 A bathroom should not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms.

4.2.3.6 A bedroom should not be used as the only means of access to another bedroom or habitable room.

4.2.4 Kitchen Facilities

4.2.4.1 - Each living unit shall have a specific kitchen space, which contains a sink with counter work space and has hot and cold running water, adequate space for storing cooking utensils.

4.2.4.2 - Minimum areas of kitchen storage space should be as follows:

	<u>0&1 BR.</u>	<u>2&3 BR</u>	<u>4 BR or Over</u>
Total Shelving in Wall & Base Cabinets	30 sq.ft.	48 sq.ft.	54 sq.ft.
Drawer Area	5 sq.ft.	8 sq.ft.	10 sq.ft.
Counter Top Area	6 sq.ft.	10 sq.ft.	12 sq.ft.

Kitchen storage space of living units having two or more bedrooms should be appropriately increased in total area to accommodate the needs of more occupants.

4.2.5 Bath Facilities - Complete bathing and sanitary facilities shall be provided within each living unit; they shall consist of a water-closet, a tub and shower, and a lavatory. Arrangements of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars.

4.2.6 Space for Laundry Facilities - Adequate space shall be provided for laundry equipment within each living unit, off of a public corridor, or in a basement or other suitable public space for the use of all occupants of a building.

4.2.7 Closets and General Storage

4.2.7.1 - Clothes closet space shall be provided within bedrooms or conveniently located nearby. In addition, each living shall have a suitable space within the unit or a locked space elsewhere within the building for general storage.

4.2.7.2 - It is recommended that clothes closet space not be located in the kitchen.

4.2.7.3 - The minimum closet and storage areas for each living unit shall be as follows:

	<u>Length (Clear)</u>	<u>Depth (Clear)</u>
Bedroom (each room)		
Primary	5'	2'
Secondary (each room)	3'	2'
Linen (one/unit)	1'-6"	1'-6"
Front Door (one/unit)	3'-0"	2'-0"
General Storage - Minimum of 100 cu.ft. plus 50 cu. ft. for each bedroom.		

All clothes closets shall have a metal rod and wood shelf for the full length of the closet.

4.3 Light and Ventilation

4.3.1 - General: Provide a healthful environment and an acceptable degree of comfort within all rooms and hallways of the dwelling by having sufficient light and ventilation for structural spaces to minimize conditions conducive to decay and deterioration.

4.3.2 - Doors and Access Openings: Provide the following minimum door widths to living spaces.

Main Entrance to Living Unit	3' - 0"
Secondary Entrance to Living Unit	2' - 8"
All rooms except	2' - 6"
Bathroom	2' - 4"
Closets	2' - 4"

Provide access openings adequate in size to admit equipment and to permit inspection for repairs and maintenance.

4.3.3 - Exterior Doors:- Exterior doors shall have safe locks, vertical bolt auxiliary lock type offers best security.

4.3.4 - Interior Doors: - Provide a door for each opening to a bedroom, bathroom, or toilet compartment, with a locking device on bath and toilet compartment doors.

4.4

Stairways

4.4.1 - General: - All stairways shall provide safety of ascent and descent, and stairs and landings shall be arranged to permit adequate headroom and space for the passage of furniture and equipment.

4.4.2 - Existing Stairways: - Existing stairways in sound condition to remain or to be repaired shall not be to any serious extent below minimum standard of good practice as to rise and run of steps, headroom, obstructions, stair width, landings or railing protection as to rise (Max. 8") and run (Min. 9" plus 1-1/8" nosing) of steps (2 risers plus 1 tread with nosing shall be from 24" to 25").

4.4.3 - New Stairways: - New stairways to be constructed, shall comply with standards of good practice and be appropriate to the building and occupant load. Stairs shall be lighted with not less than five (5) foot candles measured at the floor level.

4.5

Corridors and Hallways: - Shall be lighted with not less than five (5) foot candles measured at the floor level.

4.5.1 - General: Corridors and hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.

4.6

Elevators

Where provided, an elevator shall furnish convenient and safe ascent and descent to all living units and service areas. The character and type of elevator service and equipment should be appropriate to the building being rehabilitated and to its occupants.

4.7

EXTERIOR APPURTENANCES

All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds.

4.8

NOISE CONTROL

Where practical, functional areas of high noise should be separated from areas of quiet. Clothes or storage closets are useful separators.

5.0

FIRE PROTECTION

5.1 - OBJECTIVE: To assure a high degree of safety to life and property preservation, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed

spaces within the building, and to provide means of egress which will permit persons to leave the building with safety in an emergency, and permit access for fire control personnel.

5.2 - GENERAL: These provisions apply to rehabilitation construction of existing buildings. However, where the construction, plan arrangement and approximate number of occupants of a property are to remain unchanged, and the fire protection provisions of the local code are complied with, noncompliance with the provisions of this chapter may be acceptable, when so determined by proper local authority.

5.3 - INTERIOR FIRE PROTECTION

5.3.1 Firewall, Party or Lot Line Wall: Firewall, Party or Lot Line Walls shall be continuous from foundation to the underside of, or through, the roof, with openings in firewalls only in corridors and where properly protected with appropriate automatic fire doors. There shall be no openings in party or lot line walls. All such walls shall effectively prevent the passage of fire at every floor-ceiling intersection with the wall.

5.3.2 Fire Resistance of Firewall, Party or Lot Line Wall: Firewalls should provide a fire resistance rating of 2 hours. Party or Lot Line Walls should have fire resistance ratings appropriate with the type of construction and extent of occupancy. Where a residential building adjoins a non-residential building, the wall should have a 2 hour fire resistance rating.

5.3.3 Walls, Floors and Ceiling Construction

5.3.3.1 Existing wall, floor and ceiling construction separating living units or separating a living unit from a public corridor where stripped down for new finish material or where it is new construction, shall have a fire resistance rating of at least 3/4 hour.

5.3.3.2 The underside of all existing flights of wood stairs to remain, if exposed, should be covered with a non-combustible material.

5.3.4 Interior Finish

5.3.4.1 Interior finish materials of walls, partitions (fixed or movable), ceilings and interior trim shall not be subject to excessive surface flame spread, or in burning shall not give off excessive amounts of smoke, or toxic gases.

Class A = 0 = 250 Flame Spread
Class B = 25 = 75 Flame Spread
Class C = 75 = 200 Flame Spread
Class D = 200 = 500 Flame Spread

5.3.5 Enclosure of Vertical Openings: Where there is new construction of elevator shafts, vent shafts and other vertical openings, the enclosure shall be of materials and fire resistance as follows:

Elevator Shafts - 2 hours
Vent Shafts - 3/4 hours
Stairwells - 3/4 hours

5.4 EXTERIOR FIRE PROTECTION

5.4.1 Exterior Stairways

5.4.1.1 An exterior stairway conforming to the design requirements of interior stairs as to width, handrails, tread and rise dimensions, etc., may be acceptable as a required exit, provided that their use is not impaired by ice or snow.

5.4.1.2 Exterior stairs and landings shall be of noncombustible materials in harmony with the existing exterior materials such as cast stone, precast concrete or brick.

5.4.2 Fire Escapes

Fire escapes shall be permitted as a means of egress on the rear of the structures provided it is constructed of incombustible material to support 100#/sq.ft. of live load with the following:

Min. width of stairs	22"
Min. width of treads	8" plus 1" nosing
Max. height of risers	8"
Max. height of flight between landings	12'-0"
Min. landings at each story	3'-0" wide x 4'-6" long
Handrail & guards -each side	-

5.4.3 Roof Coverings

Roof coverings shall be capable of resisting fire appropriate to the type of construction and location, and new installation shall be in accordance with nationally recognized standards. Fire retardant qualities of roof coverings shall conform to the classification established by the Underwriters' Laboratories.

5.4.2.1 New roof coverings on one and two family dwellings and on wood frame buildings shall provide a fire resistance equivalent to a Class C roof according to U.L. classification.

5.4.2.2 New roof coverings on buildings of fire resistive, noncombustible and exterior protected construction having more than two living units shall provide a fire resistance equivalent to a Class A or Class B roof according to U.L. classification, except that where the roof area of the property is less than 3000 square feet and is well separated from adjacent properties the roof covering may be Class C.

Elevator Shafts - 2 hours
Vent Shafts - 3/4 hours
Stairwells - 3/4 hours

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5.5 FIRE PROTECTION EQUIPMENT

5.5.1 Fire Alarm System

5.5.1 Buildings more than 3 stories in height, except those with fire resistive and protected noncombustible construction, having twelve or more living units per floor shall be equipped with either an automatic fire detection or manually operated fire alarm system.

5.5.1.2 Fire Alarm System, where required, shall be installed in accordance with the appropriate National Fire Protection Association Standard - Nos. 71, 72a, b or c.

5.6 SPRINKLER SYSTEM

An automatic sprinkler system, where used, shall be of a standard approved type, and installed to provide coverage of all portions of the building designated for protection. The installation shall conform to NFPA No. 13 "Standards for the Installation Sprinkler Systems."

6.0 MATERIALS AND PRODUCTS

6.1 OBJECTIVE:

To provide materials of such kind and quality as to assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

6.2 QUALITY OF MATERIALS AND PRODUCTS

All materials and products used as replacements or additions in rehabilitation construction shall be of good quality conforming to generally accepted good practice. Second-hand materials which meet the standards for new materials may be used when approved by the local authority. The suitability of special materials and products not conforming to a national standard shall be determined by proper authority, after an evaluation of its properties and performance characteristics.

7.0 CONSTRUCTION

7.1 OBJECTIVE:

To assure that the construction of the building will provide: (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

7.2 Partitions, Columns and Posts

Partitions and other vertical supports which are to be continued in use shall be free of splits, excessive lean, buckling or other defects.

7.3 PROTECTION FROM RODENTS, TERMITES & OTHER INFESTATION

Each building and all exterior appurtenances on the site shall be effectively protected against rodents, termites or other vermin infestation.

7.3.1 Inspection and Correction

A careful inspection by qualified persons shall be made of each building and accessory structure on each property for evidence of actual or potential infestation or access channels. Existing buildings where found to have defects that will permit the entrance of rodents, termites or other vermin, shall be corrected by appropriate preventive measures. Damaged or deteriorated structural members shall be replaced.

7.3.2 Rodent Protection

All foundation and wall openings near or below grade such as openings around pipes, conduits, cracks in deteriorated walls, broken masonry or concrete should be protected against the passage of rodents by closing such openings with cement, masonry or noncorrosive sheet metal. Where wire mesh protection is used, the size of openings should not exceed $\frac{1}{2}$ inch.

7.3.3 Termite and Decay Damage

Following are a number of corrective and preventive measures against infestation and decay:

- (a) Precautions or corrective actions recommended by bonded exterminators to be applied.
- (b) Windows or other openings near grade to have snug-fitting screens.
- (c) Exterior doors to fit tightly and be flushed at sill.
- (d) Openings for pipes or ducts through floors or walls to have tight fitting collars.
- (e) Cracks and crevices in foundations and above ground walls to be effectively sealed by pointing with mortar, and holes to be filled with materials appropriate to adjacent work.
- (f) Provision of curtain wall below grade and supplementary to the foundations.
- (g) Locating sidewalks, driveways, or other impervious horizontal surfaces flush against the foundation.
- (h) Cracked or broken shingles or decayed wood surfaces to be replaced and joints caulked; and
- (i) Appropriate soil poisoning treatment used adjacent to foundations and within hollow masonry foundations, and soil to be treated in enclosed spaces.

8.0 EXTERIOR AND INTERIOR FINISHES

8.1 OBJECTIVE

To assure that the building will acceptably: (a) prevent the entrance or penetration of moisture and weather, (b) protect from damage by decay, corrosion, insects and other destructive elements and (c) provide reasonable durability and economy of maintenance.

8.2 GUTTERS AND DOWNSPOUTS

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property and to avoid causing unsightly staining of walls and windows where adequate roof overhangs are not provided.

8.3 FINISH FLOORS

8.3.1 Finish floors shall be appropriate to the use of the space; be in good condition, provide reasonable ease of maintenance and an extended service life.

8.3.2 Kitchen and Bathroom Floors: Floors in kitchen and bathrooms should be of a durable waterproof, non-absorbative material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, or linoleum. Wood finish flooring should not be used for these rooms.

8.4 PAINTING AND DECORATION

Protective and decorative finish coating or surfacing shall provide (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

8.5 ALTERATIONS AND REPAIRS

All alterations, repairs and other improvements shall be harmonious and tie in with existing materials to remain in an acceptable manner.

9.0 MECHANICAL EQUIPMENT

9.1 OBJECTIVE

To provide mechanical equipment for the building and its living units that will meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable durability and economy of maintenance.

9.2 GENERAL

9.2.1 All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.

9.2.2 Existing mechanical equipment and systems shall be inspected for faulty operation, fire or other hazards. Needed where it is locally determined to be the predominant method of providing heat for dwellings.

9.3 Mechanical Ventilation and Air Conditioning

9.3.1 Where mechanical ventilation is required in rooms or other spaces, the equipment or system shall operate satisfactorily, if presently in place, or if new, shall be designed and installed according to good engineering practice.

9.3.2 Space heaters shall not be permitted.

9.3.3 In walk-up multi-family buildings, tenant operated ventilating fans should be installed only when they exhaust directly to the outdoors. When a central exhaust system is used, the occupants should not be provided with a means for disturbing the air flow.

9.3.4 When the mechanical ventilation is provided in lieu of through or cross ventilation, 2 changes per hour for habitable room, 3 changes per hour for kitchens, 6 changes per hour for baths of supply or exhaust air should be provided.

9.4 HEATING

9.4.1 Heating facilities shall be provided for each living unit and other spaces will (a) assure interior comfort, (b) be safe and convenient to operate, (c) be economical in performance, and (d) be quiet in operation; free from objectionable drafts.

9.4.2 Each heating system or device shall have a recognized approval for safety and shall be capable of maintaining a temperature of at least 70 degrees F. within the living units, corridors, public spaces and utility spaces, when the outside temperature is at the design temperature.

9.4.3 No open-flame radiant type space heaters shall be permitted except for one and two family detached dwellings only where it is locally determined to be the predominant method of providing heat for dwellings.

9.5 PLUMBING

9.5.1 General The plumbing system and its appurtenances for each building shall provide satisfactory water supply, drainage, venting and operation of fixtures.

9.5.2 Required Fixtures For required plumbing fixtures, see paragraphs 4.2.5

9.5.3 Condition of Existing Plumbing Plumbing systems including building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply or back-siphonage between fixtures.

9.6 DOMESTIC WATER HEATING AND STORAGE

Each building and living unit within the building shall have domestic hot water in quantities sufficient for the needs of the occupants.

9.6.1 Existing Equipment Existing water heating and storage equipment shall be in good serviceable condition, or otherwise replacement of the equipment shall be considered by the proper authority.

9.6.2 Prohibited Locations No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

9.6.3 Venting All fuel burning water heaters shall be connected to a vent leading to the exterior.

9.6.4 Capacities: One and Two Family Dwellings

Storage capacity should be not less than 30 gallons for gas or oil-fired water heaters and 52 gallons for electric water heaters, except that electric water heaters restricted by "off-peak" control limitations would have a minimum capacity of 66 gallons.

Heating Capacity - GPH 100° F. Rise						
Number of Living Units	Storage Capacity per Living Unit					
	0 Gal.	5 Gal.	10 Gal.	15 Gal.	20 Gal.	25 Gal.
3	85	79	74
4	89	82	75
5	94	85	77
6	109	98	88
7	124	111	99
8	152	138	124	110
9	159	143	127	112
10	165	148	130	113

NOTE: Table 9-3 gives the recommended minimum recovery rate in gallons per hour at 100°F. rise according to the storage capacity, (or size of tank) for a designated number of living units. The blank spaces in the table means the tank size would be either too small to provide sufficient hot water, or too large a tank to be practical.

9.7 ELECTRICAL

9.7.1 General: All habitable rooms and other appropriate spaces requiring electrical service shall be provided with a system of wiring, wiring devices and equipment to safely supply electrical energy for proper illumination, appliances, resident security and other electrical equipment.

9.7.2 Existing Wiring and Equipment Existing wiring and electrical equipment where its continued service is contemplated shall not be a potential source of electrical hazard or ignition of combustible materials, and shall be so determined by the proper authority. Wherever these potential hazards are determined to be present, replacement of existing wiring and equipment shall be made. Existing facilities that are inadequate to meet anticipated demands shall be appropriately increased.

9.7.3 New Electrical Work For new electrical work the appropriate provisions of the National Electrical Code shall be used as a guide for design layout and installation. Not less than two general lighting circuits (15 amp.) and one appliance circuit (20 amp.) shall be provided for each living unit. Heavy duty equipment shall have individual branch circuits, as required by the National Electrical Code.

9.7.4 Communication and Alarm Systems In multi-family projects, where considered by local authorities to be clearly needed, adequate security measures for the protection of residents against crime shall be provided.

3. Public Improvements To Be Provided in the Project Area

a. Streets, Parks, Playgrounds and Parking Lots

A new street is to be constructed which will connect Jackson Avenue and Monticello Avenue. Communipaw Avenue will be widened.

Three (3) landscaped green areas will be provided in the clearance section in connection with proposed residential development.

One (1) public parking lot will be provided in the rehabilitation area.

E. Other Provisions Necessary to Meet State and Local Requirements

In order to comply with State requirements, the following statement is made on provisions for the relocation of the persons living in the project area:

The Jersey City Redevelopment Agency will provide for the families and persons to be displaced in the project area the opportunity of being rehoused in accommodations which are decent, safe and sanitary and which are within their financial means.

It is estimated that adequate rehousing accommodations are either presently available or will be available during the thirty (30) month relocation period. It is anticipated that of the estimated Four Hundred forty-four (444) families to be displaced from the area, One Hundred-fifty-four (154) will be relocated in low-rent public housing, Sixty-one (61) in private sales housing, and Two Hundred-twenty-nine (229) in private rental housing. It is expected that individual householders and roomers will relocate in satisfactory rooming accommodations and small apartments readily available outside the project area.

Local objectives as expressed in the General Plan for the City of Jersey City with respect to appropriate use of land, improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements have been carefully analyzed and this Urban Renewal Plan has been developed and formulated in accordance with those objectives. Land uses are based on those recommended in the Land Use Plan. Realignment and connecting Jackson Avenue and Monticello Avenue follows General Plan recommendations. This will provide for improved traffic circulation. Provision has been made for new recreational and community facilities such as public parking lots and play areas. Public utilities in the area have been analyzed and where necessary improvements are planned.

The various elements of the Urban Renewal Plan set forth above are in compliance with the requirements of State and local law and there are no additional requirements with respect to an Urban Renewal Plan which have not been complied with.

F. Changes in Approved Plan

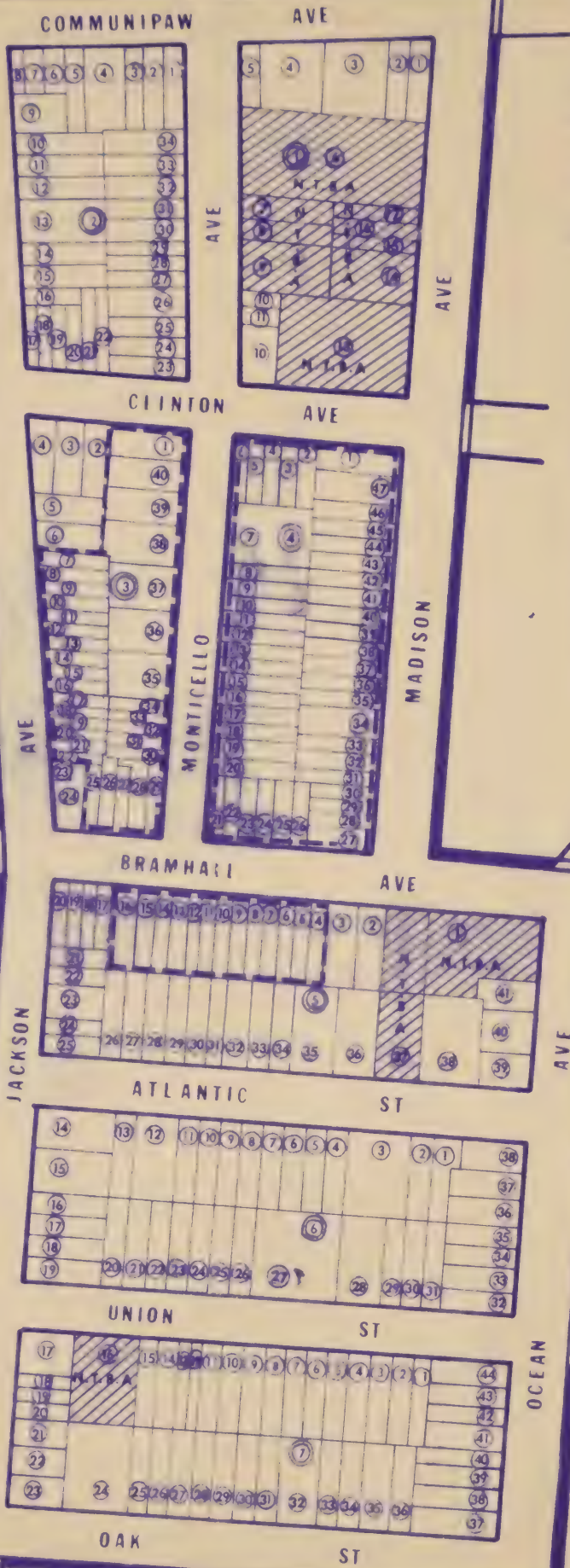
The Urban Renewal Plan may be amended from time to time upon compliance with the requirements of law, provided that in respect to any land in the project area previously disposed of by the Jersey City Redevelopment Agency for use in accordance with the Urban Renewal Plan, the Redevelopment Agency receives the written consent of the owner of such land whose interests therein are materially affected by such amendment.

BOUNDARY MAP NO. 1

JACKSON AVENUE
URBAN RENEWAL AREA

PROJECT NO. N.J.R.-12

JERSEY CITY REDEVELOPMENT AGENCY



LEGEND

- PROJECT BOUNDARY
- NOT TO BE ACQUIRED
- PARCEL NUMBER
- BLOCK NUMBER
- PROPERTIES TO BE REHABILITATED

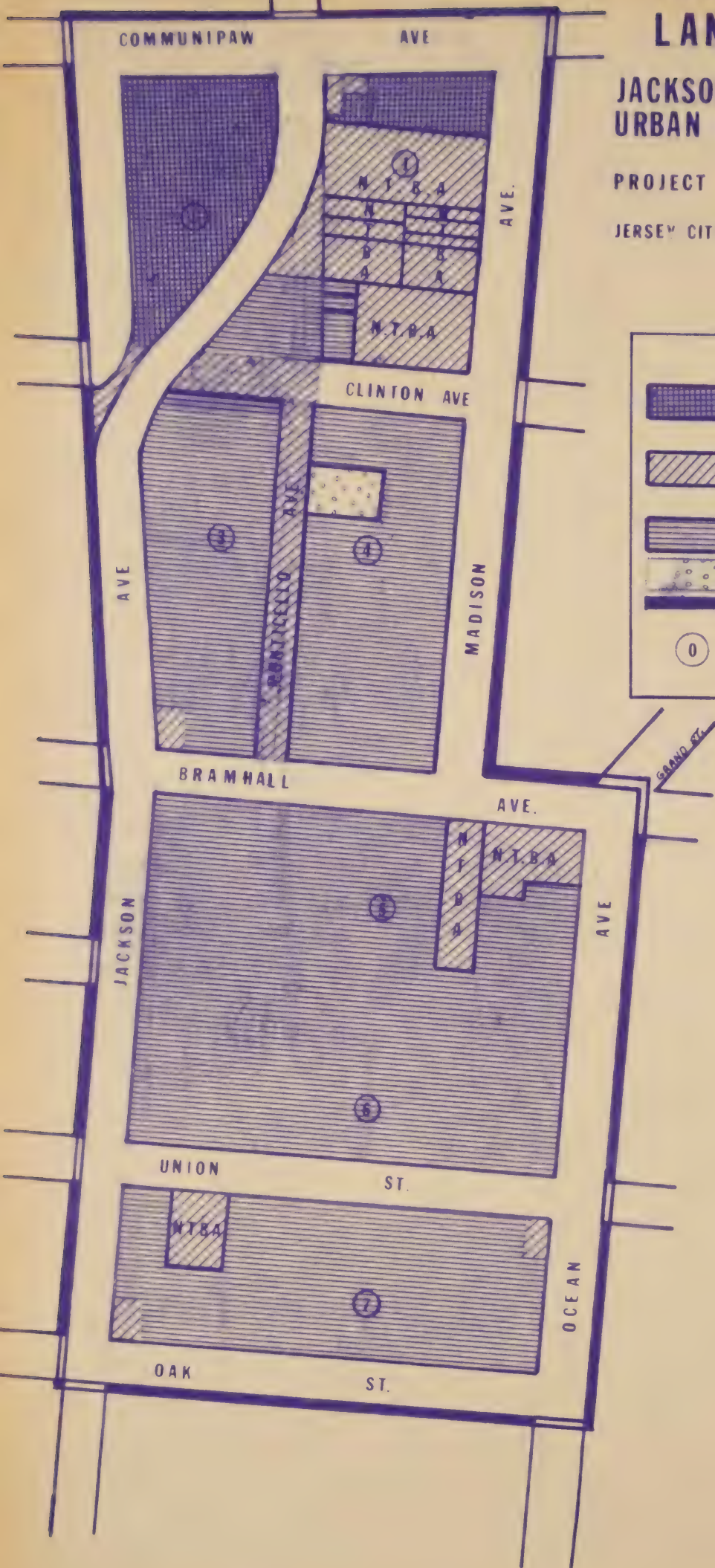


PROPOSED LAND USE MAP NO.2

JACKSON AVENUE URBAN RENEWAL AREA

PROJECT NO N.J.R.-12

JERSEY CITY REDEVELOPMENT AGENCY



LEGEND



RESIDENTIAL / COMMERCIAL



PUBLIC & SEMI PUBLIC



RESIDENTIAL



PARKING LOT



PROJECT BOUNDARY

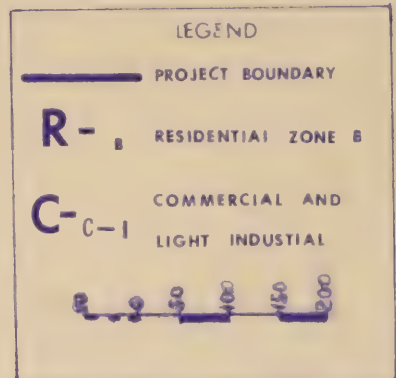
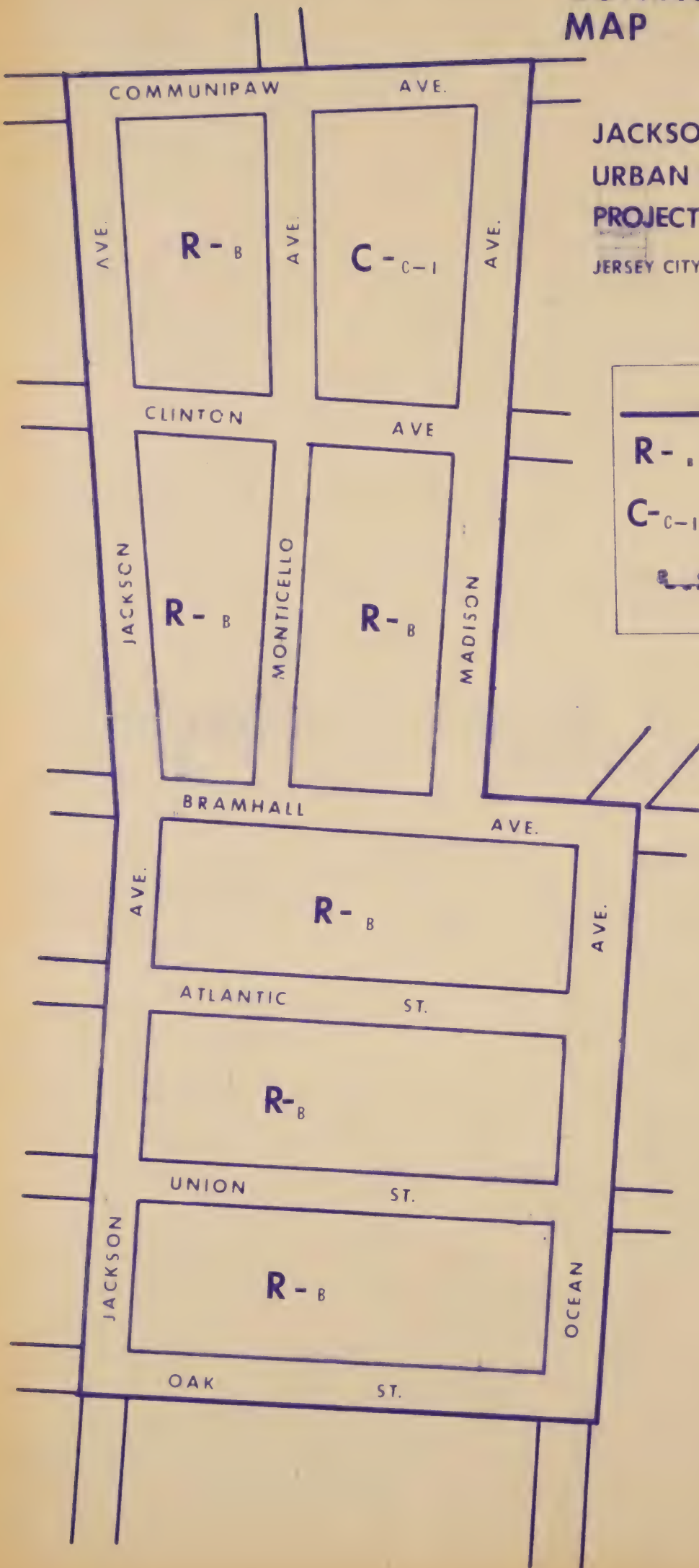
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BLOCK NUMBER



EXISTING
ZONING PLAN
MAP NO. 6

JACKSON AVENUE
URBAN RENEWAL AREA
PROJECT NO. N.J.R. - 12
JERSEY CITY REDEVELOPMENT AGENCY

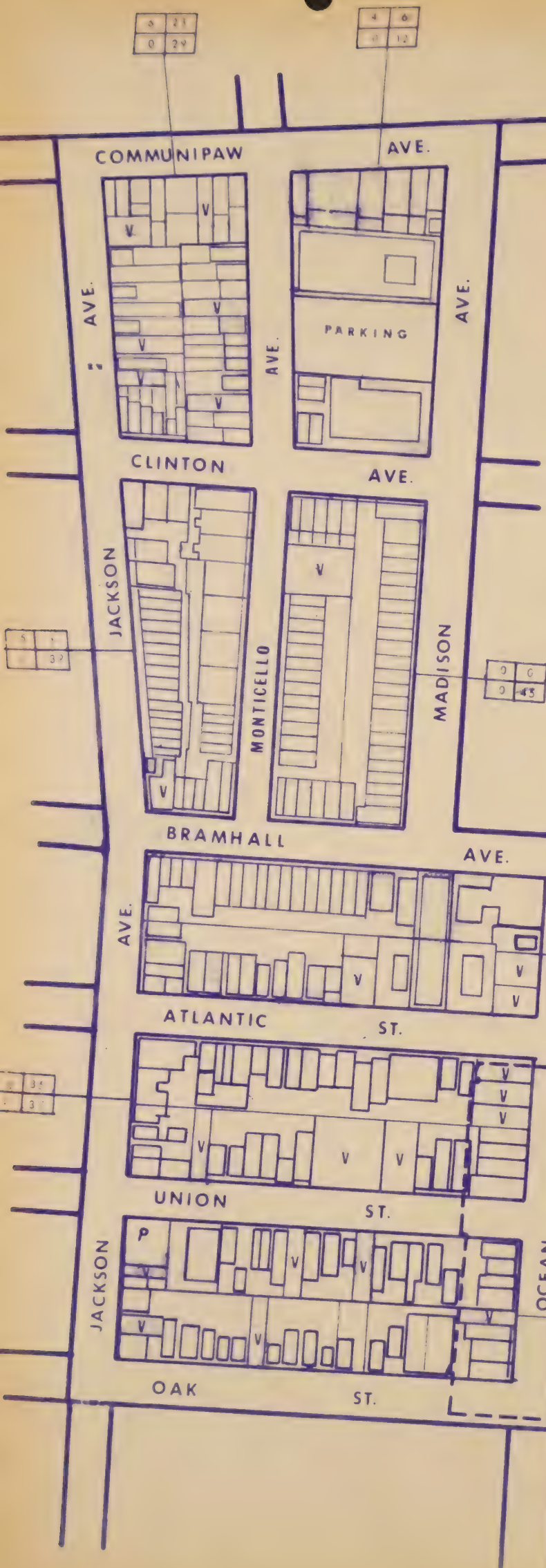


STRUCTURES MAP NO 5

JACKSON AVENUE
URBAN RENEWAL AREA

PROJECT NO. N.J.R.-12

JERSEY CITY REDEVELOPMENT AGENCY



LEGEND

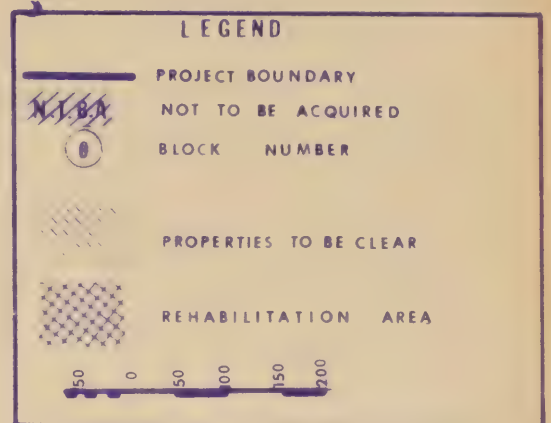
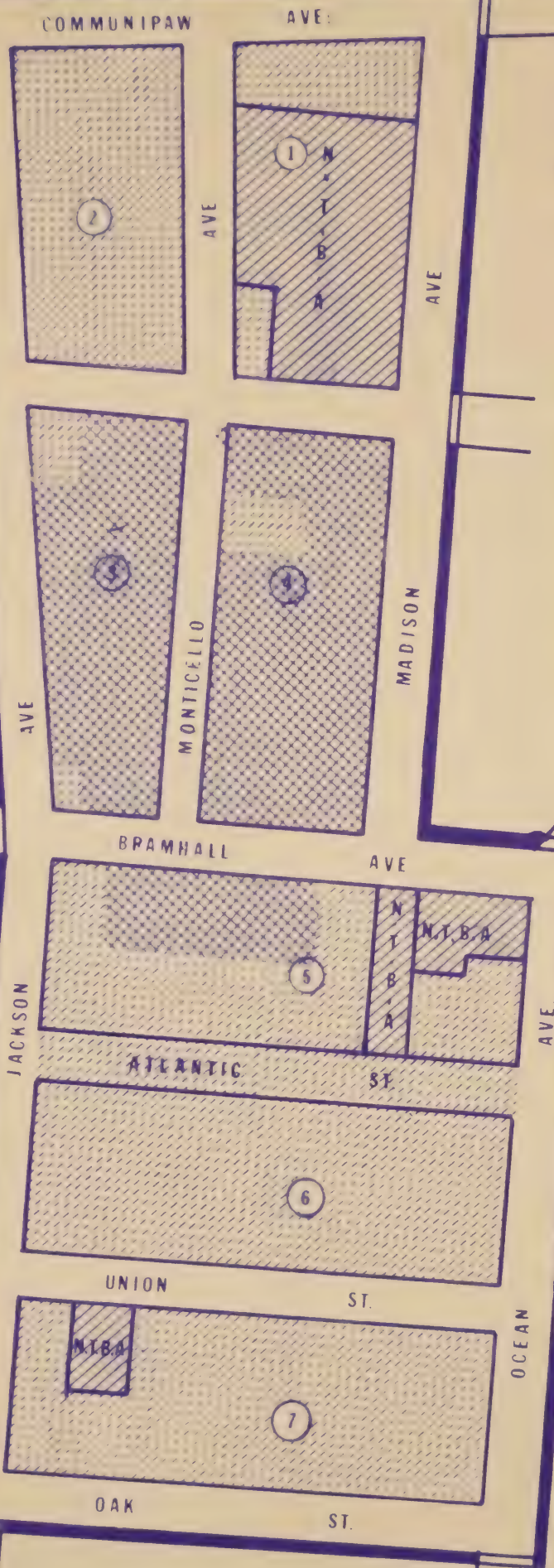
- project boundary
 - building outline
 - 1 number of structures deficient
 - 2 number of structures substandard
 - 3 number of structures with -
blighting influences
 - 4 Total number of structures per block
 - V vacant lot
 - P parking lot
- 0 0 25 50 100 150 200

CLEARANCE MAP NO. 9

JACKSON AVENUE
URBAN RENEWAL AREA

PROJECT NO. N.J.R.-12

JERSEY CITY REDEVELOPMENT AGENCY



REPORT ON PLANNING PROPOSALS

1. Statement of conformity of the Urban Renewal Plan with the General Plan and the Workable Program for Community Improvement.
 - a. The Master Plan of Jersey City was adopted on September 8, 1966. The Urban Renewal Plan is in conformity with the Master Plan, and also conforms to the objectives of the Workable Program for Community Improvement.
 - b. Urban Renewal Plan relationship to definite and identified local objectives.

Land Uses

1. The project area is now made up of Residential and Residential/Commercial combination buildings. The proposed rehabilitation of buildings that warrant this treatment will maintain the Residential Character of the project area. New structures will be one and two family houses, garden apartments, and medium-rise apartments. Some neighborhood, commercial, and semi-public facilities will also occupy the project area but the area will remain primarily residential.

Improved Traffic

2. To provide improved traffic flow along Communipaw and Jackson Avenues, Monticello and Jackson Avenues will be aligned thereby creating a new thoroughfare.

Public Transportation

3. To alleviate public discomfort, especially during inclement weather, five bus stop shelters will be erected.

Public Utilities

4. To develop and improve the water and sewerage systems to adequately serve the project's present and long range needs and provide all utilities in an adequate and aesthetic manner, the Urban Renewal Plan provides for improvement to the sanitary and storm sewers and water system and requires all utilities in the project area to be placed underground.

Recreation

5. Consistent with Jersey City's policy to develop adequate recreation and community facilities for each neighborhood throughout the City as a whole, the Urban Renewal Plan provides for development of open space areas - in existing rights of way and in connection with proposed residential development.

Employment

6. New employment opportunities will be provided through rehabilitation and construction programs for the area.

- c. Relationship of major urban renewal planning proposals to existing or proposed development in the surrounding area but is not subject to their Code Enforcement Program.
- d. Public facilities to create a suitable living environment. Proposed public facilities to benefit the health and welfare of citizens include proposed day care facilities, senior citizens' centers and similar facilities included within proposed residential structures.
- e. Justification for clearance of any property listed on the national register.
There are no properties located in the urban renewal area listed on the national register.
- f. Justification for acquisition of basically sound properties involving high acquisition costs.
Basically sound properties that involve high acquisition costs scheduled for acquisition are listed and discussed below.

a. Parcel 6-3

<u>Appraisal</u>	Land	25,000
	Improvement	107,750
	Total	132,750
<u>Lot Size</u>	7,500 square feet	

2. Project Reuse

Project Reuse will be predominantly Residential and Residential/Commercial, however, a number of parcels are designed for Semi-Public reuse. A minimum of 50 percent of the housing units shall be provided for families or individuals of low and moderate income as specified in the Urban Renewal Plan.

3. Statement of basis for determinations that objectives of the Urban Renewal Plan can be achieved through rehabilitation and clearance.
 - a. A total of 241 buildings are located in the project area of which 91 will be rehabilitated and 5 will not be acquired because of their semi-public status and their ability to meet project objectives.
 - b. Of the 145 buildings to be cleared in the project area, 121 are substandard to a degree warranting clearance and are not feasible for rehabilitation.
 - c. A total of 9 out of 145 buildings to be acquired must be cleared to remove blighting influences.
 1. Forty-three of these buildings are in mixed residential and commercial use and are not feasible for conversion to commercial use. Their continued use as mixed residential and commercial in a residential section of the project area would have a detrimental effect on their condition and on surrounding residential uses.
 2. Five of the buildings are old, vacant, obsolete commercial structures which through long periods of vacancy and lack of upkeep and maintenance have a detrimental effect on surrounding uses.
 3. A total of 15 of the 145 buildings to be acquired must be cleared to achieve specific plan objectives.

4. 11 buildings must be cleared to remove impediments to land disposition and development.
5. 4 buildings must be removed to provide public facilities, parking and expansion area for existing commercial facilities.
6. The following is justification for Revisions of Project Boundaries in blocks 6 and 7 along Ocean Avenue contain 15 properties. On these properties there are 11 structures all of which were found to have substandard conditions and generally cause a blighting influence on the area. Specifically of the eleven structures, six substandard, four blighting influence, 1 standard building, four vacant lots blighting influence. The area is characterized by some abandoned stores and vacant buildings; lack of maintenance and lack of use of these structures have resulted in obsolescence and blighted conditions. These structures also require clearance to form parcels of usable size to achieve project objectives and to properly integrate the proposed new structures with the surrounding area.

In addition to properties fronting along Ocean Avenue several properties which were excluded from the original Jackson Avenue Project have been included in the project. These properties included the Telephone Company, Zion Baptist Church and St. John's Baptist Church. The reason these properties are being included in the project, although assigned not to be acquired status it is to submit them to the urban renewal controls. Inasmuch as the possibility always exists that fire or some other tragedy might hit these structures, we wanted to insure that the redevelopment of these properties which lie immediately adjacent to other properties to be redeveloped would be done in some accord with the overall objectives of the urban renewal plan.

7. The following is justification for changes in the rehabilitation action.

<u>Sub Warranting Clearance</u>	<u>Blighting Influences</u>	<u>Clearance For Project Objectives</u>
19	11	8

An inspection of all 38 properties which are being changed from rehabilitation to clearance reveal the following:

- 19 properties were substandard warranting clearance
- 11 properties were blighting influences
- 8 properties were standard but required clearance in order to effect reasonable disposition parcels and permit necessary site improvement changes in accordance with the plan.

It appears that at the time the project was initially conceived many of the structures in Blocks 5, 6, and 7 did have some potential both economical and physical for rehabilitation. A current examination of the properties reveals that at most 8 of them have both physical and financial feasibility of rehabilitation. Eleven others are marginal in terms of their physical feasibility and lack financial feasibility of rehabilitation. The final 19 lack the physical ability to be rehabilitated. Most of the structures are frame in nature and have undergone haphazard and cosmetic repairs. Discussions with the property owners reveal that more than 60% of the owners do not wish to invest monies in these properties but would prefer to sell, take advantage of replacement housing payments and either acquire new or rehabilitated properties.

The lack of feasibility of rehabilitation make it necessary to acquire these parcels. This treatment will then form parcels of adequate size for reuse to achieve project objectives and proper integration of proposed redevelopment.

Jackson Avenue
N.J. R-12
Code No. R-214

COMPARISON OF CHANGES
JACKSON AVENUE URBAN RENEWAL PLAN

		1958	1971
Residential Reuse Areas	Boundary Description	The following parcels are specifically excluded from the project Boundary Area: Block 1938, lots 6, 8, 9, 19 and E; Block 1961, that portion of lot 57G extending from Ocean Avenue to a depth of 140 feet.	The following parcels are included in the Jackson Avenue Urban Renewal Area, Block 1938, lots 6, 8, 9, 19 and E; Block 1961 and that portion of lot 57G extending from Ocean Avenue to a depth of 140 feet; all the foregoing as shown on Map . Boundary Map attached hereto and incorporated herein.
	Land Use	One family houses, two family houses or one family or two family row houses.	Garden apartments and medium rise residential apartment structures. Commercial uses designed to serve immediate residential needs are permitted including, but not limited to, pharmacies, eating facilities, retail establishments.
	Density	65 dwelling units per acre	80 dwelling units per acre
	Land Coverage	30% of the lot area excluding streets	40% of the lot area excluding streets
	Building Height	2½ stories	Maximum building height shall be twelve (12) stories or one hundred and twenty (120) feet
	Building Set Back	Structures from the property lines shall be 20 feet.	Structures from the property shall be 15 feet.

	1958	1971
Residential Reuse Areas		
Off-Street Parking	One automobile parking space for each dwelling unit. Each off-street parking space shall be at least 80 sq. ft. in area.	One automobile parking space for each dwelling unit in case of one (1) or two (2) family units, and at the rate of two (2) spaces for each three (3) units for garden apartments and medium rise apartments.
Landscaping	There was no provision for landscaping in the 1958 plan.	A minimum of twenty-five (25) percent of the developable parcels, exclusive of parking area, shall be used for landscaping of open space, or active or passive recreation facilities.
Accessory Commercial Use	There was no provision for accessory commercial use in the 1958 plan.	<ol style="list-style-type: none">1. Non-residential uses shall not occupy more than 15% of the gross interior floor area.2. Accessory commercial uses shall meet the set back requirements of the principal use.3. The land covered by accessory commercial structures shall, unless otherwise noted, be included in the land covered by principal uses in computing land coverage.

	1958	1971
Accessory Commercial Use		4. Plans for the location and design of accessory commercial structures shall accompany plans for the principal structure. 5. The plans shall be subject to the design review process enunciated below.
Mixed Use Areas		
Permitted Uses	There is no provision for mixed use areas in the 1958 plan. The category was designated as business reuse area.	The permitted uses shall be residential uses as permitted in the residential reuse area and limited neighborhood commercial shopping and office uses.
Land Coverage		The maximum coverage of land by building shall not exceed eighty (80) percent.
Building Height	The maximum building height is eighty (80) feet.	The maximum building height shall not exceed twelve (12) stories or one hundred and twenty (120) feet.
Signs	No signs more than eight sq. ft. in area are permitted except those related to establishments in the respective reuse areas.	Signs on buildings in the public use areas shall not exceed twenty-five (25) sq. ft. in area. No more than one (1) sign shall be permitted on each parcel.

Public or Semi-Public	1958	1971
Use	Permitted use shall be church, synagogue or extension of same. with supporting facilities.	Permitted use shall be health, education, religious facilities and public or private utilities with supporting facilities.
Semi-Public Land Coverage	Maximum coverage shall not exceed 60%.	Maximum coverage shall not exceed 80%.
Building Height	Maximum building height shall be 6 stories not exceeding 60 ft.	Maximum building height shall be 12 stories not exceeding one hundred and twenty (120) feet.
Yards	The rear yard having a minimum depth of 10 ft. for each lot.	Rear yards having a minimum depth of 20 ft. for each lot.
Off-Street Parking	No provision for semi-public off-street parking.	One off-street parking space for every 3 people in semi-public facilities.
Off-Street Loading	Minimum of one off-street loading space shall be provided for each 20,000 sq.ft. of floor area.	No provision for off-street loading in public or semi-public area.
Landscaping	No provision for landscaping in public or semi-public area.	Minimum of 25% of the developable parcel, exclusive of parking area, shall be used for landscaping of open space, or active or passive recreation facilities.

1958

1971

Permitted Uses and Building Requirements:
Rehabilitation Sections

Use (Residential)

The permitted use shall be housing with existing first floor commercial uses permitted to remain.

The permitted use shall be housing other than transient housing, rooming houses, or hotels. Transient housing, rooming houses and hotels shall not be permitted.

Land Coverage

Land coverage on each lot shall not exceed 40% of the lot area.

Land coverage on each lot shall not exceed 50% of the lot area.

Building Height

Maximum building height shall be 4 stories or 40 ft.

Maximum building height shall be 4 stories or 50 ft.

General Provisions

a." . . .appropriate covenants or other provisions in the agreement for land disposition and conveyance executed pursuant thereto."

a." . . .appropriate covenants or other provisions in agreements for land disposition and conveyance executed pursuant thereto or in loan or grant agreements."

b. Not specified

b." . . .and in accordance with the approved site plan which shall be considered a visual extension of said Urban Renewal Plan."

d." . . .until the J.C.R.A. shall have certified in writing that the Redeveloper has completed the construction and development in the area."

d. Not specified.

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General Provisions

g. Not Specified.

g. Such a review shall be on the basis of a site plan submitted to the Redevelopment Agency. No additional construction of alteration to existing or proposed construction shall take place until a site plan reflecting such additional or revised construction shall have been submitted to and approved by the Redevelopment Agency. This pertains to revisions or additions prior to, during and after completion of the improvements.

h." . . .restrictions with respect thereto shall be in effect for a period of twenty (20) years from the date of approval of this Plan."

h. " . . .restrictions with respect thereto shall be in effect for a period of forty (40) years from the date of approval of this Plan."

i. The use of any land to be acquired, cleared and redeveloped or any newly constructed buildings for hotels or other transient housing accommodations is prohibited.

i. The use of any land to be acquired, cleared and redeveloped, rehabilitated or any newly constructed accommodations is prohibited.

General Provisions: Rehabilitation Sections

If this fails, the J.C.R.A. may acquire properties and rehabilitate them then rent or sell them or sell the properties for rehabilitation.

If this fails, the J.C.R.A. may acquire properties for rehabilitation or demolish them.

Project Proposals

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Provisions c and d not included.

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c. Properties within the Urban Renewal Project designated for rehabilitation will not be acquired provided the owner rehabilitates in conformance with the Urban Renewal Plan and State and local laws unless it is necessary for the J.C.R.A. to carry out rehabilitation because:

1. rehabilitation on a structure by structure basis is infeasible.
2. it is necessary to make residential structures available for low and moderate income families and these properties can be rehabilitated without the cost exceeding 3. the estimated marketable resale price is less than the estimated land reuse value if cleared.

d. Properties which are not rehabilitated in conformance with the property rehabilitation standards will be subject to acquisition by the J.C.R.A. The Agency will then 1. demolish the structures and dispose of the land at its fair value for redevelopment, 2. sell or lease the property subject to rehabilitation in conformance with the property rehabilitation standards and the U. R. Plan.

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Project Proposals

3. Rehabilitate the property in conformance with the property rehabilitation standards and the U. R. Plan and dispose of the property. Units shall be rented pending consumation of the sale.

Public Improvements

Streets, Parks, Playgrounds,
and Parking Lots

Jackson Avenue will be widened.

No provision for the widening of Jackson Avenue.

A children's tot lot will be provided in the rehabilitation area.

No provision for the children's tot lot.

Two parking lots will be provided as shown on Land Use Plan.

One public parking lot will be provided in the rehabilitation area.

Residential Permitted Uses:

Changes in the Residential Permitted Uses were made to permit a wider variety of housing types than would be permitted under the original plan. These include the provision for multi-family housing in Garden Apartments and Medium Rise Apartments.

Changes in density and land coverage are an attempt to be consistent with the City's master plan which requires densities of 80 dwelling units per acre plus.

Building height was increased to provide an opportunity for major residential structures to be incorporated into the project. Such a major residential structure would provide an opportunity for non-residential uses to be included in the building. Specifically, the types of non-residential uses we are talking about include educational spaces, clinics, welfare offices, etc. These can be developed with no expenditure on the part of the municipality or county for capital development, thus increasing the availability of bonding capacity for other necessary improvements.

Changes in off-street parking would do to the changes in the variety of housing types now being permitted in the plan.

The inclusion of the accessory commercial uses is to provide immediate convenient shopping to residential property owners in the project area recognizing that the string commercial development on Jackson Avenue is to be eliminated consistent with the master plan.

Mixed Use Areas:

Mixed use areas are included in the project in recognition of the opportunities to provide both commercial and residential development in close proximity in a well designed area. The need for both of these

facilities stems from (1) the shortage of housing which exist in the City of Jersey City and (2) the desire to provide an opportunity for commercial property owners who were displaced from the project to reestablish themselves within the project area.

Public and Semi-Public Uses:

Public and Semi-Public uses were expanded to include recreational facilities and public utilities including the telephone company which were previously excluded from the project so as to make them subject to the Urban Renewal Plan. The inclusion of recreational facilities is due to the increasing density of residential development which is proposed and examinations of the available facilities in and around the project area. The height limit set on the utilities is due in large measure to the fact that the telephone company is in the process of expanding its existing structure to twelve (12) stories in height.

Rehabilitation Areas:

Changes in the plan which regard to the rehabilitation area involve more specific language pertaining to the elimination of transient housing, increasing the amount of lot coverage which would be permitted on any new structures built on lots in the rehabilitation area.

There is also specific reference to the approved site plan which was not included in the original Urban Renewal Plan. The Agency considers the site plan an extension of said Urban Renewal Plan since it is the basis upon which determination is made as to whether a proposed developer has in fact met the Urban Renewal Plan and met it in such a way as to get the Agency's approval. Other provisions which have been introduced in this Urban Renewal Plan which were not included in the original plan are those which provide for LPA Rehabilitation and Property Rehabilitation Standards. LPA Rehabilitation was included because in many

cases there are city owned vacant properties which would require extensive rehabilitation and the Agency wishes to conduct this rehabilitation to give impetus to other property owners to upgrade their own properties as well as to provide interim housing resources to some of those families displaced by the project. The inclusion of rehabilitation standards was to fulfill the obligations necessary to provide for rehabilitation Loans and Grants to property owners.

1. Statement Explaining Reduction of Concentration of Minority Group Housing and Promotion of Equal Opportunity in Housing.

a. The Community-at-Large

The City of Jersey City is actively engaged in numerous moderate income housing programs to promote equal opportunity in housing and to reduce the concentration of minority group housing. The FHA 221 d3 program, the FHA Leased Housing Program, and the New Jersey Housing Finance Agency moderate income housing program along with Section 235 and 236 and rent supplement subsidies and Operation Breakthrough housing are all either in use, shortly to be developed or in active planning stages on a large scale.

b. Project Area Before and After Development

The project area contains seven (7) blocks of predominantly non-white families, however, some white families are in residence. The construction and rehabilitation of housing will definitely improve the climate for occupancy by all racial groups but will continue to support a predominantly non-white population.

c. Schools and Public Facilities

The renting of facilities as well as the construction of annex structures for educational purposes will be able to accommodate all minority group needs.

2. Contribution to Reduction of Concentration of Minority Group Housing.

The project will not reduce the concentration of minority group housing in the community. There is presently a large concentration of minority group housing in the project area and the re-use in the project area will be primarily residential with some public and commercial facilities.

A number of indications are present which lead to the conclusion that race is no longer the barrier that it once was. There are now several neighborhoods, all white until recently, where Negroes are now moving in. The press is fully in support of open occupancy and enforcement of the state law, the President's Executive Order, and the Civil Rights Act of 1964.

An active interracial group, the Fair Housing Council, is actively working in this area, and several largely Negro groups are giving attention to this problem. The Civil Rights Commission with broad representation and established by the Mayor is also actively working in these areas.

The Subcommittee on Minority Group Housing Problems has representation from the Hudson County Council of Social Agencies, the Jersey City Community Center, the Jersey City Chamber of Commerce, the Jackson Avenue Merchant's Association, and the Spanish-American Club of Jersey City. Through such representatives, the staff of the Jersey City Redevelopment Agency is constantly in communication with the most active and interested leaders in the Negro Community.

COMMUNITY ORGANIZATION DATA

Due to the dynamic interrelationship that exists between renewal residents, social milieu, project planning and execution, the Jersey City Redevelopment Agency is approaching "community organization" from three distinct yet interdependent phases; the social analysis phase, the social agency referral system, and the community organization and program development staff. This approach is necessary not only to reduce the hardship that may be encountered because of displacement, but also to provide proof to project residents that the Jersey City Redevelopment Agency is meaningfully interested in dealing with their social problems. This proof is necessary in order to illicit resident cooperation and participation in all phases of the Project. Also through this methodology the Local Public Agency hopes to take initial organizational and catalytic steps to institutionalize a community-controlled social service and organizational center. This center with the help of the Local Public Agency's professional advisory assistants, will hopefully continue operation during and after Project execution.

STAFF

1. Community Service Division.
 - A. Direct and coordinate Area Social Survey (questionnaire, hiring).
 - B. Make appropriate referrals to cooperating municipal, county and state social agencies.
2. Research and Evaluation STAFF.
 - A. Compilation of questionnaire results.
3. Community Organization and Program Development STAFF.
 - A. Evaluation of Social Survey.
 - B. Provide Liason Personnel to Project Area Committee.
 - C. Provide advisory professional Staff to institutionalize social programs generated from social survey and project area committee suggestions.
 - D. Provide advice to project management on methodolgies for illiciting and allowing resident program participation.

SOCIAL ANALYSIS

The first phase mentioned in the Local Public Agency's Community organizational effort is the Area Social Analysis. This is the logical first step since in order to be in a knowledgeable position to deal with Project Resident - Community Social problems, the Local Public Agency must have an accurate reading of what those problems are. The social analysis of the area will be approached on two levels: individual and collective.

- A. Individual social analysis.
 1. A survey will be taken by the appropriate personnel (hopefully, local residents trained by the community service division) of a

random sample of the population (already chosen) to discern: family size, age, sex, educational levels, income (sources of), welfare cases, under and unemployment, health conditions, frequency of incidents and types of Area of crime, police, fire and sanitation services, perception of attitude towards them), recreational facilities, tutorial needs, job training needs and employment available in Area.

2. The Relocation Aides and Assistants will explain, at the same time as they visit the families to discern housing needs and preferences, the existence, purpose and functioning of the Community Service Division of the Agency. This is to inform residents of the Project of the Local Public Agency's Social Services not only if they are needed at the present time but also if the need arises in the future.

B. Collective Social Analysis:

1. The Research and Evaluation Staff will compile the data obtained from the individual PROJECT Residents (random sample) and prepare an aggregate report on general social problems of the AREA which will be forwarded to the Community Organization and Program Development Staff.
2. The Community Organization Staff liason will obtain from the PROJECT AREA Committee, through regular meetings and discussions (held also to explain and illicit resident participation in the Section R-217 of this application) their perception of the overall social problems of the AREA.

SOCIAL REFERRAL SYSTEM:
DIVISION OF RELOCATION
COMMUNITY SERVICE SECTION

The Community Service Division is a branch of the Relocation Division comprised of five members, two of whom live in the project AREA. As already explained in A(1), the Relocation Assistants, while obtaining residents' housing needs and preferences also explain the purpose and function of the Community Service Division. If a Project Area family informs the Relocation Assistant of a social problem needing attention, he in turn will refer it to a community service worker (located at the site office). The community service worker will then either refer the family to the appropriate cooperating municipal, county, or state agency (See List R-223 Page 16-17) will contact such himself and make the necessary appointment or visit schedule for the family in need of the service (keeping in mind: transportation, monetary payment, cooperating agency workload, time convenience, length of service necessary, etc.). Records of and follow-ups on all referrals are kept by the Local Public Agency.

COMMUNITY ORGANIZATION AND PROGRAM DEVELOPMENT STAFF

Though the Local Public Agency cannot itself act as a vendor of Social Services, it can provide the professional expertise needed by PROJECT residents to begin to institutionalize their own social service centers. The Local Public Agency has begun to initiate such action through the development of a Community Organization Staff, directly under the supervision of the Division of Technical Operations (PROJECT Management). This staff has its base both in the site office and in the main office to facilitate communication at both ends of the spectrum. This staff, besides aiding Project Management by providing a direct link to the Project Area Committee (in Project execution) also will:

- A. Advise local residents of programs and approaches to cope with Area social problems.
- B. Advise Project Management of extent and quality of AREA social problems to be considered while executing the Renewal Project.
- C. Advise Project Area Committee, local community groups, and other concerned Project residents of Program funding sources and staff training facilities.
- D. Coordinate initiation of Project Center controlled and staffed chiefly by Project residents (and, or adjacent residents) in order to begin to provide the functioning mechanisms whereby local residents can deal with local problems in their own way.
- E. Make available to PAC results of social surveys compiled by Research and Evaluation Staff.

SUMMARY

Thus, through an analysis of the problems in the Project Area from a research and local perspective, the Local Public Agency hopes to be able to confront, not only displacement and renewal aspects of the Project, but also to cooperatively assist local residents in the formation of groups that can meaningfully deal with the Area's problems in a continuous and participatory manner.

Though only in its initial stages, the Community Organization and Program Development Staff hopes to expand the approach to social problems in the Project Area beyond merely a referral service, answering only individual needs on a temporary basis, to an overall systematic and problematic approach. Through these efforts, the Local Public Agency will hopefully illicit not only a higher level of participation in the Project, but also a level of trust (through action) which has been sorely lacking in the past.

Jackson Avenue
N.J. R-12
Code No. R-216]

REPORT ON CITIZEN PARTICIPATIONa. Statement describing activities of Project Area Committee

At the time the Jackson Avenue Urban Renewal Project was officially approved for execution in 1960, several contract conditions remained which had to be resolved before the actual execution of the project could begin. For numerous reasons the actual execution of the project was delayed until 1970 at which time execution activities in the clearance portion of the project began. The Jersey City Redevelopment Agency is now in the process of inviting Project Area residents to form a Project Area Committee. Ideally this Project Area Committee will be made up of seven to eleven members elected or selected by the majority of project area residents and property owners. The Project Area Committee shall be given an opportunity to participate in the continuous refining of the urban renewal plan, the selection of a sponsoring organization as well as participating in the decision making process with regard to the overall execution and development of the Jackson Avenue Project. Technical assistance to the Project Area Committee will be rendered by staff members of the Jersey City Redevelopment Agency. The Project Area Committee will meet on a weekly basis and be asked to consider such matters as relocation priorities, phasing of the project, types of housing to be built in the project area, the selection of sponsors, rental or sales prices of housing to be built, review and comments on supporting community and project improvements, interim uses of land and other matters directly related with the execution and development of the Jackson Avenue Project Area. It is expected that the Project Area Committee will select a Chairman and develop subcommittees to consider the various aspects of this project and to work in joint concert with the Redevelopment Agency and with any other local organizations whose interests are affected by the Jackson Avenue Project.

Prior to the formation of this Project Area Committee, the Jersey City Redevelopment Agency has had numerous discussions on this project with members of the Mayor's Citizens Advisory Council. The Citizens Advisory Council consists of approximately 80 members of which 20% represent minority groups. In fact, a separate subcommittee has been established to deal with the problems of minority group housing.

In addition to the Citizens Advisory Council, staff members of this Agency have on numerous occasions discussed the proposals of this project with the Model Cities Neighborhood Planning Council, the technical staff of the Model Cities Agency and an Ad Hoc group called the Jackson Avenue Citizens Advisory Committee formed in the mid 1960's, the councilman for the Bergen Lafayette Ward in which this project is located as well as representatives of numerous local institutions including churches, schools, etc.

Inasmuch as this project embodies both clearance and rehabilitation, the Jersey City Redevelopment Agency recognizes that some of the families and individuals residing in the project at the time of initiation of execution activities may well be the same families residing there upon project

completion. Therefore, it is incumbent upon the Redevelopment Agency in its attempts to achieve a total uplift in the project area, to secure sufficient information in regard to project residents. Such information will enable it to act as a catalyst in promoting the institution of necessary social services in the project area as well as the improvement of these services where they exist but are not adequate to serve the project residents. One of the roles carried out by our Project Area Committee would be to supply the necessary community information to the Redevelopment Agency staff to allow them to function in the above noted manner.

Funds have been included in the budget of this amendatory application to provide funds for the Project Area Committee to hire administrative clerical staff, to enable them to carry out their activities in a business like fashion.

1. Basis for property rehabilitation standards contained in the Urban Renewal Plan.

F.H.A. minimum property standards and the codes of the City of Jersey City of the State of New Jersey were reviewed and incorporated into minimum property rehabilitation standards which will be included as part of the revised urban renewal plan for the Jackson Avenue Urban Renewal Project. The rehabilitation standards are based on these codes and supplement items not covered or not adequately covered by them.

In view of the fact that the maintenance code of the City of Jersey City is only three years old, it contains all the minimum requirements of HUD PG-50.

The minimum property rehabilitation standards require all buildings to have central heating. The City maintenance code permits space heaters until 1975.

Rooming houses are excluded from the rehabilitation area by the minimum property rehabilitation standards.

The property rehabilitation standards call for a bath and shower in all dwelling units. The City's Maintenance Code, Section 7-1 requires either a bath or shower.

The property rehabilitation standards also requires that the bath not be located one story above or below the bedrooms.

The minimum property rehabilitation standards, require all buildings which are more than two stories above ground level to have two means of egress.

The City's Maintenance Code requires that buildings of three (3) units and above to have two means of egress. The minimum property rehabilitation standards require minimum areas for kitchen storage space as follows:

<u>Total</u>	<u>O&1 BR</u>	<u>2&3 BR</u>	<u>4BR or Over</u>
Total Shelving in Wall & Base Cabinets	30 sq.ft.	48 sq.ft.	54 sq. ft.
Drawer Area	5 sq.ft.	8 sq.ft.	10 sq.ft.
Counter Top Area	6 sq.ft.	10 sq.ft.	12 sq.ft.

These additional requirements to the M.P.R.S. result from observations made during exterior surveys of the rehabilitation area and interior surveys where conditions in need of correction were noticed and compared to stipulations in existing codes as well as with the overall objectives and intent of the urban renewal plan and the rehabilitation portion of this project. Where stipulations were not adequate to remedy undesirable conditions or did not fully meet the goals of the rehabilitation portion of the project, additional M.P.R.S. requirements were drafted, for residential uses.

The purpose of these standards for the rehabilitation of existing properties in the project area is to insure proper provisions for health, safety, livability and good appearance of the neighborhood. It will also aid in the accomplishment of the urban renewal plan related to housing and building conditions. The requirements were generally applied to buildings within the project area as set forth in these standards and the codes and ordinances which are part of the rehabilitation standards. The standards and controls referred to in the codes and ordinances of the City and State constitute the basis for satisfactory rehabilitation in the area. All rehabilitation work executed under this program shall conform to the applicable codes of the City of Jersey City as amended from time to time.

2. Basis of finding feasibility of Property Rehabilitation.

a. Typical property

In the replanning of the Jackson Avenue Urban Renewal Project, all 91 properties in the rehabilitation area were subject to an exterior inspection. Subsequently, 20 detailed interior surveys were done to varify and doublecheck the findings of the initial inspections and also to determine the type and extent of rehabilitation is needed to meet the City and State codes as well as the minimum property rehabilitation standards. At this time also, special note was taken of any recurring bad conditions which were not covered in the existing codes. These were then covered in the property rehabilitation standards. Interior inspections concentrated on isolating all properties not feasible for rehabilitation because of physical or owner characteristics. They then determine the range of work and cost for properties remaining. They also isolated the remaining structures of a marginal nature for special attention at the beginning of rehabilitation activities. These properties could be rehabilitated by the Redevelopment Agency, a non-profit group or others who have professed an interest in residential rehabilitation for resale or rent for low and moderate income families. Five (5) residential properties were selected as typical of family character, income and attitude. Estimates for the work were formulated using unit prices obtained from local sources.

3. Tabulations and Narrative Statements Summarizing and Analyzing Survey and Investigations.

Surveys in the area brought to light several important indicators pointing toward successful rehabilitation and the ability of the neighborhood to upgrade itself. These will be summarized here.

First is the number of owner occupied structures. Over fifty-one percent of the residential structures to be rehabilitated are owner occupied. The average income for these owner occupants is \$6,500. Housing costs for owner occupants are high being about 30% of their income. It is felt that opportunities to refinance portions of home mortgages through Section 312 loans will reduce the percentage of income spent on housing to something closer to the 25% federal guideline.

Tenants in the area, have a lower average income (\$4,860) and pay approximately 21% of their income for housing. Many tenants as well as owner occupants of the clearance portion of the project, assisted by the replacement housing payment would be willing and able buyers of rehabilitated homes in the area if they were on the market in good condition and reasonably priced. This has been expressed to the Agency on numerous occasions.

The tables that follow are based on a random sample of 46 owners and 126 tenants.

Average owner income: \$541/mo.
Average owner housing costs: \$162/mo.
Housing costs as a % of income: 30%
25% of income: \$135.

Average tenants income: \$4860.
Average tenant housing costs: \$96/mo.
Housing costs as a % of income: 20%
25% of income: \$101.

There are several investment properties to remain in the area. It is significant to note that the rent now paid is about the limit of the families ability to pay. Tenants, however, said they would pay higher rent if their present houses were improved.

Non profit groups, and the Housing Authority in particular, should be able to provide upgraded rental homes for those extreme low income families and individuals now living in rooming houses. Investment landlords should be able to provide for the remaining income groups, investing in rehabilitation and charging slightly higher rents to recapture their investment with the increased desirability of an upgraded rental unit off-setting the slight rise in rent. The Redevelopment Agency will try to give priority in ownership, rental and financial assistance to project residents rather than absentee owners or tenants from outside the project.

4. Statement of Effect of any Special Assessments

No special assessments are contemplated.

5. Description of Financing Available for the Required Work

Section 312 Direct Loans for Rehabilitation and Section 220 Rehabilitation Mortgage Loans for non-occupant owners, are to be a principle source of financing rehabilitation activities.

Rehab Area Statistical Report - CHART I

<u>Amount</u>	<u>Annual Income</u>			
	<u>Owners</u>	<u>%</u>	<u>Tenants</u>	
0 - 1000	0	0%	1	0.8%
1001 - 2000	4	8.7	16	12.7
2001 - 3000	7	15.2	10	7.9
3001 - 4000	6	13.0	17	13.5
4001 - 5000	2	4.4	28	22.2
5001 - 6000	3	6.5	13	10.3
6001 - 7000	2	4.4	5	4.0
7001 - 8000	3	6.5	4	3.2
over 8000	7	15.2	9	7.1
no response	<u>12</u>	<u>26.1</u>	<u>23</u>	<u>18.3</u>
	46	100.0%	126	100.0%

Children in Family

of Children

0	21	45.7%	62	50.4%
1-2	8	17.4	25	20.3
3-5	10	21.7	17	13.8
Over 5	4	8.7	16	13.0
No/Infor.	<u>3</u>	<u>6.5</u>	<u>3</u>	<u>2.5</u>
	46	100.0%	123	100.0%

Annual Housing Costs

Amount

No Information	15	32.6%	12	9.5%
0 - 1000	12	26.1	46	36.5
1001 - 2000	12	26.1	68	54.0
2001 - 3000	3	6.5	None	0
over 3000	<u>4</u>	<u>8.7</u>	<u>None</u>	<u>0</u>
	46	100.0%	126	100.0%

CHART II
Housing Costs as a Percentage of Income

<u>Percentage</u>	<u>Owners</u>	<u>Tenants</u>
0 - 10%	4 8.7%	6
11 - 15	1 2.2	15
16 - 25	4 8.7	28
26 - 50	7 15.2	42
over 50	6 13.0	10
no response	<u>24</u> <u>52.2</u>	25
	46 100.0%	

No. of Owners Surveyed46

No. of Tenants Surveyed....126

Owners: Average income for owner occupants....\$6,500
 % of Income spent on housing costs.... 30%
 % of owner-occupied buildings in rehab..51%

Tenants: Average Income.....\$4,860
 Average Rental Per Year.....\$1,152
 Average No. of Rooms per Family..... 4

As an aide in assisting qualified low-income owner occupants to improve and repair their home, rehabilitation grants will be used for approximately 30 low-income owners or owners with housing costs above 25% of their income. It is estimated that almost all of the 90 owners will make use of the 3% Section 312 loans.

6. Report on Citizen Participation Stating Extent of Active Support During Project Planning.

A series of meetings have been held during the pre-rehabilitation execution stages to inform area residents and to solicit their support. Initial meetings with area groups are scheduled and will be held in the Agency site office as well as local churches and with the Model Cities Agency. The primary goals of these meetings is to outline the goals and objectives of a renewal program and to explain the features of the program. They also involve the community in the planning process, principally through PAC which is to be formed and funded as part of an amendatory application now being prepared.

Subsequent to these meetings, various groups and City wide agencies and civic groups will be contacted in order to determine the roles they could play in the rehabilitation of this area.

7. Description of Administrative Organization to Carry Out Conservation.

a. Proposed Organization and Functions of the Local Public Agency

In order to effectively carry out this project within a reasonable amount of time, the Jersey City Redevelopment Agency has increased its staff. A site office has been established within the renewal area. The rehabilitation staff will initially operate out of the site office but, will ultimately be housed in a structure rehabilitated as an example of what can be accomplished under the program. It will function as the information and service center for all project activity. It will be staffed by a secretary/clerk-typist as well as the following:

- i. A Rehabilitation Supervisor - He will be responsible for directing, organizing and coordinating all rehabilitation efforts in the Project. Under direction of the Chief of Technical Operations, he will be responsible for coordinating all the activities of the conservation programs, community organization, social services, city and state agencies related to the program, the supervisor will train and supervise the personnel who make up the rehabilitation teams. He will also explain the program to area residents and elicit their support and cooperation.

Generally, the supervisor will be responsible for establishing a pleasant rapport between area residents and all those who will be involved in upgrading the area. He should be familiar with construction, design, public relations and management.

- ii. Rehabilitation Counselor - A specialist in the field of rehabilitation and public relations, the counselor will be responsible for eliciting cooperation with the family being the principle liaison between the family and the rehabilitation technician or loan advisor, and will guide and develop the total social program for the area residents. He will serve as the staff person for the Project Area Committee. He will also be responsible for establishing relationships with health, welfare and educational public and private agencies. He will assist in relocation and rehabilitation planning. He will be responsible for developing all information and educational meetings with area residents. He should also be familiar with the duties of rehabilitation specialist so that he may aid the specialist in inspection and project promotion work. He will help the rehab staff set up schedules with area residents for inspections. He will help in explaining the rehab standards, loan and grant benefits in processing procedure.
- iii. A Rehabilitation Technician - He will be responsible for obtaining voluntary compliance with the rehabilitation standards on all deficient structures. He will utilize building quality information obtained through detailed structural surveys to provide assistance to property owners in achieving the most economical, functional and attractive way of correcting building deficiencies. He will develop sketch floor plans as needed, showing alternatives for achieving improvements and will be the liaison between contractors and craftsmen and area residents. He will also determine accurate costs for the repairs and will advise property owners in regard in City Codes relating to rehabilitation activities conferring occasionally with City Inspectors on required improvements. He will provide owners with information and recommendations on choosing a contractor and help to execute contracts. He will inspect work in progress and completed work to determine conformity to the standards and he will keep records on the properties and prepare reports on same. It is expected that this man will be experienced in construction, estimating, design, drafting, specification and contract writing.
- iv. A Loan Advisor - Completing the project office staff will be the Loan Advisor who will be responsible for assisting owners in obtaining necessary financing from local lending institutions to achieve rehabilitation standards. An integral part of this work will be establishing a rapport with these lending institutions and credit bureaus which will enable the processing of applications to proceed with minimal difficulty. He will instruct property owners on the various methods of financing home improvements and repairs, review with owners the cost of repairs for the purpose of an equity analysis, discuss economic advantages of improving properties, and refer property owners to interested financial sources. It may also be necessary for him to advise non profit sponsors engaged in the 235 program as regards the economics and technical financial aspects of repairing homes. He will be responsible for assisting in FHA insurance application and Section 115

Grants and Section 312 Loan Applications. Thus, he must maintain liaison with FHA and URA to insure proper processing of applications.

This full time staff of four, with the administration, coordination, and technical guidance provided by the Chief of Technical Operations, should be well able to handle the requirements of the program.

The personnel should be well appraised of all aspects of the renewal process but especially the particular processes involved in executing their program. Staffing should assure flexibility within the office so that tasks may be shifted and shared depending on special project needs at any particular time.

b. Organization and Functions of Other Participating Agencies

The various local code enforcement agencies will participate in seeking compliance with all code regulations. The Project Area Committee will play an important role in alerting the proper agencies to problems in the area and in seeing that effective action has been taken after inspections of rehabilitated areas. Code and building inspection personnel of the City will be contacted at the beginning of the program, to familiarize the staff with their inspection procedures and local requirements. Where problems or questions of compliance arise, they may be consulted by the project staff. Periodic meetings will be held to discuss project progress and other topics of mutual interest.

The City Engineer, Police and Fire Chief, and other key personnel in city services and utilities will be contacted prior to the design of public improvements in the area for formulating and design parameters. The designating engineer, consulting architect and key staff members will continually review design progress and arrange further meetings with city officials and area residents as needed to assure the best public improvement effort for the area.

Existing city, county and state social service, health and welfare organizations will also be met with to discuss program goals. They will be contacted, advised, and will help as needed in providing these types of services to area residents.

c. Proposed Training Program for Survey Personnel and Other Staff

The Jersey City Redevelopment Agency will seek personnel with backgrounds which are suited to the responsibilities of each position. Realistically, however, it is anticipated that not all of the personnel will be thoroughly trained in the techniques and procedures of a rehabilitation program. The Jersey City Redevelopment Agency will rely on the interim training program to help in initial property surveys for primary staff training.

8. Statement of any Special Conditions or Problems Relating to Conservation Treatment.

Rehabilitation, by its nature is bound to involve special conditions and problems almost continually because of the variety and range of individuals, structures and social conditions. In this area especially, with a number of lower income families, both owner and tenants, and a mixture of ethnic background, education, etc. there will be special challenges to the rehabilitation effort.

Because of the past and present involvement of the area in initial planning because of the existing and growing interest, because of the established community organizations, and because the proposed program for effectuating project success will be geared specifically to adapt to the ideas, wishes and special conditions of the community, involving them to the greatest extent possible, problems should be minimized.

The most pressing problem will be the low income tenants; those who can't afford the higher rents which rehabilitation work necessarily imposes to some degree. With the interest and intent expressed by the Jersey City Redevelopment Agency and other nonprofit groups in rehabilitating for lower income families, plus the new low and moderate income housing scheduled for the clearance portion of the project, these families should be well accommodated within the project.

9. Proposed Work Program for Carrying Out Property Improvements.

The owners and tenants and their various organizations will be planning and executing the details of the project within the outline set down by this renewal plan.

As already mentioned, residents of the area will meet on numerous occasions to review, discuss and advise on public improvement design and scheduling. They will discuss too, the requirements, methods and scheduling affecting their individual property's rehabilitation. Dialogue will be encouraged to the greatest extent possible. Spontaneous meetings and communally derived ideas will hopefully be forthcoming. Only through extensive and conscientious public involvement in all of the elements of the program can real success be expected in a program which so personally affects its participants.

Immediately upon approval of the program, an area wide meeting will be held for all interested. This will serve as reintroduction to the plan with specific talk about its features of public improvement, property improvements, clearance and redevelopment. All will be told of the property inspections to immediately follow. Their interest, scope and benefit will be presented. Initial plans for future meetings and community involvement will be outlined. Informational letters will be sent to absentee owners, as well as all resident owners and tenants.

Complete interior surveys of the area will begin right after this meeting to update physical and social survey data obtained during planning and to provide a complete base of information from which to draft strategy. These will be implemented on an "action Block" basis with flexibility to accommodate special needs out of the action block as requested. They will point out those structures and families which should

get first attention. The first inspections will be as much to disseminate information as to gather it, and will be the first concentrated person to person drive of the program. The rehabilitation counsellor of the staff will act as door openers and schedulers for this phase of the work.

Letters will be delivered to owners by rehabilitation personnel outlining items not complying with Property Rehabilitation Standard. They will discuss resolving these problems. After this discussion, if the owner is willing to rehabilitate, he will be asked to sign a letter to that effect. This will initiate concentrated activity on his property. If he is not willing to rehabilitate at this time, he will be subject to later inspections and further persuasion. It is felt that as the program progresses and progress toward upgrading is evident, many who initially were unsure or reticent about the program will want to cooperate. If the owner is obviously financially unable to rehabilitate, even with grants and loans available, he should write a letter to this effect. His property will then be acquired and sold for rehabilitation by others or rehabilitated by the Redevelopment Agency.

From initial inspection information, preliminary lists have been made for rehabilitation by the Jersey City Redevelopment Agency and nonprofit groups. Social Services referrals will be made as an example of what rehabilitation can do. It will be central to the project area, staffed by the five full time members of the team. It will be open to the public at all times to lend assistance in any way possible. This will include evening hours.

Because of the size of the project, block phasing of activities is not planned. Schedules of execution will, however, be flexible and individually based related to the needs of the residents and their property. Public improvements will be scheduled as early as possible. Meetings with residents and city officials to discuss proposals should be arranged for initial design discussion and subsequently as needed. Public improvements construction should begin as soon as possible. This is the stimulus for individual endeavor. It is important that the Jersey City Redevelopment Agency show good faith by upholding its part in the renewal program, and the most obvious and dramatic way is through public improvement. Individual properties will be inspected during the course of the project as needed. Several meetings will be needed with each property owner to discuss requirements, solutions and alternatives in rehabilitation, to arrange for a contractor and to supervise work in progress. A final inspection of work will be followed by yearly inspections for the life of the project to assure continued compliance.

a. Proposal for Coordination with the Local Government.

A coordinated plan with appropriate City Departments and officials will be instituted. Arrangements for the following are covered:

- i. Enforcement of codes and ordinances will be made by the various Code Enforcement Officers of the City and State at the request of the Jersey City Redevelopment Agency. The rehabilitation staff and the City's code enforcement staff are expected to work together in pinpointing violations and in assuring that corrective measures have been taken.

- ii. The Jersey City Redevelopment Agency intends to time public improvements so as to provide incentive to area residents encouraging them to fix up their homes. Specifics will be worked out by the Jersey City Redevelopment Agency and a phasing schedule for completion of the project will be developed. Scheduling of street improvements, tree planting, and other site preparatory work, as well as demolition where possible, will be planned to most effectively expedite the project.
 - iii. Adequate municipal services, such as fire and police protection and garbage and trash collections, exist and will be maintained.
 - iv. Deferral of all but the most urgent property improvements will be practiced by the City upon the advice of the Agency, when the properties requiring such improvements are proposed for acquisition.
- b. Proposals for Dealing with Hardship Cases or Recalcitrant Owners.

In cases where owners are financially unable to carry out the required improvements, or where the cost of improvements would create an unmanageable financial burden for the owner, the Rehabilitation Staff and community groups will make every effort to develop some manner of self help projects. In cases of recalcitrant owners, the City and Rehabilitation Staff will rely heavily on the effect of project sentiment to encourage the particular owner to accomplish the requirement improvements. Also, the Housing Inspectors of the City will be requested to initiate enforcement of Code Standards.

These efforts will begin whenever a hardship case or recalcitrant owner is identified and will continue until the required improvements are completed or the property is acquired by the Jersey City Redevelopment Agency in order to accomplish the property conservation treatment. Acquisition of property by the Jersey City Redevelopment Agency will be considered only as a last resort necessary to accomplish successful conservation treatment of all properties.

As the program progresses into its final stages, the Jersey City Redevelopment Agency's staff will have appraisals made on properties where Conservation treatment has not been established because of an owner's financial inability or lack of intent to cooperate. When the appraisals are completed, the Jersey City Redevelopment Agency will proceed to acquire such property. During the period of property appraisal and up to the time when the property is actually acquired, the rehabilitation staff will continue to work with the owners of the property to achieve the proper conservation treatment by the owner. After the acquisition of such properties because of the owner's refusal of inability to carry out necessary repairs, the Jersey City Redevelopment Agency will either rehabilitate or dispose of said properties subject to its adequate rehabilitation

by the purchaser. The Jersey City Redevelopment Agency estimates that all rehabilitation activities will be accomplished within four (4) years especially since several nonprofit sponsors have expressed a willingness to participate in the renewal effort. The 235 program is expected to be utilized in solving hardship and recalcitrant cases.

10. Rehabilitation by LPA

All the properties in the blocks to be conserved where present owners indicate a reluctance to rehabilitate will be collected into a "pool" and will serve as a "home bank" for potential rehabilitators. From this pool, the Jersey City Redevelopment Agency will select those structures which require improvements in a variety of categories. For instance, those which require improvements which are readily within financial reach of the average home-owner using a combination loan and grant will be rehabilitated by the Jersey City Redevelopment Agency to demonstrate every aspect of that financing process as well as what the finished product will look like. Other structures typical of those which are in need of greater expenditures will be similarly repaired by the Jersey City Redevelopment Agency to demonstrate to potential rehabilitators, private or nonprofit, how the particular financing plan works, either 312, 235 or 236 whichever the case may be, and, of course to convey to them, without misunderstanding the level of improvement that the Jersey City Redevelopment Agency will require. In each case, the rehabilitation activities will clearly outline how much money is needed to do a variety of things and those finance programs available to provide those funds as well as, and this is most important, show in a certain way what the Property Rehabilitation Standards are all about and what they mean in terms of the project buildings.

Where outside contractors are used to perform the alterations for the Jersey City Redevelopment Agency, it will not use the actual financing plans involved to fund the rehabilitation but rather project funds. The Jersey City Redevelopment Agency also is interested in putting together its own work force and experiment with job training and lower costs through force account repair work. Project funds will be used in this instance also and, as possible, labor from the project area.

The Jersey City Redevelopment Agency will attempt to begin one acquisition for rehabilitation in every block immediately upon completion of the detailed survey in each block. Eventually, as recalcitrant owners are isolated, more properties will be acquired. Nineteen (19) properties containing up to 57 units are estimated for such activities over the life of the project. All of these will remain after rehabilitation by the LPA. Rehabilitation costs will range from \$3,000 to \$12,000 per dwelling unit.

11. Cost Estimates for Carrying Out Conservation Activities

Cost estimates for carrying out conservation activities are tabulated on Form H-6220, Project Expenditures Budget, and on Form H-6121, Data Supporting Project Expenditures Budget.

12. Rat and Pest Control

Rats are an existing problem in the area. One of the first activities of this project will be a cleanup campaign to encourage owners to get rid of accumulated debris, junked autos, etc.

Letters are scheduled to go to all residents after the approval of the project. It is an invitation to the first in a series of meetings to continue for the life of the project.

9 Monticello Avenue



EAST ELEVATION OR FACADE.
NOTE WINDOW A.C. THE
ELLSWORTH HOME #9 MONTICELLO.

OCCUPANCY: 1, NO. IN FAMILY: 2
BUILDING TYPE: Brick Attached
NUMBER OF ROOMS: 6
FLOOR AREA: 644 sq.ft.

APPRAISED VALUE: \$6,767
REHABILITATION COSTS: + \$3,400.
REHABILITATION COSTS
AS % OF VALUE: 50%

PRESENT INCOME:
\$115.40 x 12 = \$1,384.80
Yearly Income

SHELTER COSTS WITH REHABILI-
TATION: No rehab, loan
% of INCOME:

MONTHLY SHELTER COSTS:

MORTGAGE OR RENT:	
FUEL:	\$ 25.00
ELECTRICITY:	3.00
INSURANCE: (cannot obtain)	
TAXES:	12.00
WATER, SEWER, ETC.	30.00
TOTAL:	\$ 70.00

EST. VALUE AFTER REHAB: \$10,000.00
% OF INVESTMENT RECAPT: 99%
REHAB COSTS AS A % OF
AFTER VALUE: 32%

SHELTER COSTS/MONTH: \$70.00
REHAB COSTS: \$3,400.00
REHAB LOAN for None

Comments: Mrs. Ellsworth is currently paying 61% of her income for housing. She qualifies for a Section 115 Grant of \$3,400.00, the total cost of rehabilitation to her property.

Mr. & Mrs. Ellsworth
9 Monticello Avenue
Jersey City, New Jersey

Occupancy 0
No. in Family 2
Building Type - 2 Story Brick
No. of Rooms - 6
Floor Area - 644 Sq.Ft.

PROPOSED REHABILITATION

Move bathroom from basement to 2nd floor.

Install new tub, lavatory, water closet.

Roughing out new pipes, water, soil-vent. \$ 1,800.00

Install new base kitchen cabinet, wall cabinets. 600.00

Fire coat cellar ceiling, sheetrock. 160.00

Painting first and second floor hallway. 500.00

Repairing electric system. 100.00

\$3,935.00

New rear entrance bulkhead, door. 250.00

\$3,400.00



FACADE WEST ELEVATION
HERRELL RESIDENCE.

OCCUPANCY: NUMBER IN FAMILY 2
BUILDING TYPE: 4 STORY BRICK
NUMBER OF ROOMS: 12
FLOOR AREA: 2600 sq.ft.

MONTHLY SHELTER COSTS.

MORTGAGE OR RENT:	
FUEL:	\$ 300
ELECTRICITY:	\$ 120
INSURANCE:	\$ 120
TAXES:	\$ 800
WATER, SEWER, ETC.	\$ 120
TOTAL:	\$ 1460.00

APPRAISED VALUE: \$21,200

REHABILITATION COSTS: \$3,900

AS % OF VALUE: 18%

PRESENT INCOME:

95 x 52 = \$4940

26% of income now expensed for housing

SHELTER COSTS WITH

REHABILITATION: \$143.30 Additional

% OF INCOME

28%

MONTHLY: \$121.66.

EST. VALUE AFTER

REHAB: \$ 25,000

% OF INVESTMENT

RECAPT: % 100

REHAB COSTS AS A % OF
AFTER VALUE: 15%

SHELTER COSTS/MONTH: \$ 121.66

REHAB LOAN FOR

\$3,900 for 20 yr. @ 3%

\$121.66

\$ 21.64

\$143.30 Adjusted Housing Expenses

Comments: Mr. Herrell's housing expenses will increase by
\$21.64 monthly.

ONE MADISON AVENUE
Rooming House



SOUTH ELEVATION ON
CLINTON AVE. AT N/W
CORNER OF MADISON AVE.
THOMPSON PROPERTY.

OCCUPANCY: 14 NO. IN FAMILY: 9
BUILDING TYPE: Four Story Brick
NO. OF ROOMS: 14
FLOOR AREA: 3,040 sq.ft.

MONTHLY SHELTER COSTS:

MORTGAGE OR RENT:	
FUEL:	\$ 1,200.00
ELECTRICITY:	220.00
INSURANCE:	860.00
TAXES:	1,600.00
WATER, SEWER, ETC.	400.00
TOTAL	\$ 4,280.00

APPRAISED VALUE: \$31,100
REHABILITATION COSTS: \$16,506.

EST.VALUE AFTER REHAB: \$47,400.00
% OF INVESTMENT RECAPT: 99.99%
REHAB COSTS AS A % of
AFTER VALUE: 31%

AS % OF VALUE: 49

PRESENT INCOME: \$20,000/yr.

SHELTER COSTS/MONTH:	\$ 356.00
REHAB COSTS:	92.73
	<hr/> 448.73

SHELTER COSTS WITH
REHABILITATION: \$5,374.76/yr.
% of INCOME: 26.5%

REHAB LOAN FOR
\$16,506 for 20 Yr.
3% = \$92.73 per Mo.

Comments: Mr. Thompson's income derived from the property
will remain approximately the same by conversion
to a four-family house.

Mr. Thompson
One Madison Street
Jersey City, New Jersey

OCCUPANCY: NUMBER IN FAMILY: 9
BUILDING TYPE: FOUR STORY BRICK
NUMBER OF ROOMS: 14
FLOOR AREA: 3040 sq.ft.

<u>BASEMENT</u>	Remove rubbish	\$ 50.00
	Electric wire repairs	50.00
	Replace cellar steps	200.00
<u>GROUND FLOOR</u>	Replace 12 window sashes (aluminum)	600.00
	Sheet rock for ceilings (all rooms)	100.00
	Two by fours for ceiling, four closet partitions	102.00
	Replacing tub lavatory & water closet	150.00
	Kitchen Cabinets	600.00
	New closets	250.00
	Removing walls	200.00
	Electric outlets	200.00
	Plumbing labor	500.00
	Ceiling labor	1,000.00
	Painting	400.00
	TOTAL	<hr/> \$4,402.00
<u>SECOND FLOOR</u>	Same as Ground Floor	\$4,402.00
<u>THIRD FLOOR</u>	Same as Ground Floor	\$4,402.00
<u>FIRE ESCAPE</u>		\$1,800.00
<u>CONTRACTORS PERCENTAGE</u>		<hr/> \$1,500.00
		\$ 16,506.00

FACADE EAST
ELEVATION

14 MONTICELLO AVENUE

OCCUPANCY: 2 FAMILIES NO. IN FAMILY: 0
 BUILDING TYPE: BRICK ATTACHED
 NUMBER OF ROOMS: 12
 FLOOR AREA: 2684 sq.ft.

ANTICIPATED
 BASED ON \$24,000 SALE PRICE
 MORTGAGE TYPE 235
 MONTHLY SHELTER COSTS:
 MORTGAGE OR RENT: \$ 72.00
 FUEL: \$ 25.00
 ELECTRICITY \$ 10.00
 INSURANCE: \$ 15.00
 TAXES: \$ 109.00
 WATER, SEWER, ETC. \$ 10.00
 TOTAL: \$ 241.00

APPRAISED VALUE: \$1,000.00
 REHABILITATION COSTS: \$22,795.00

MONTHLY:
 EST. VALUE AFTER REHAB. \$23,795.00
 % OF INVESTMENT RECAPT:
 REHAB. COSTS AS A % OF 100
 AFTER VALUE:

AS % OF VALUE:

PRESENT INCOME:
 None

SHELTER COSTS/MONTH:
 REHAB COSTS:
 REHAB LOAN FOR

SHELTER COSTS WITH
 REHABILITATION:
 % OF INCOME:

Comments: House to be sold as two family. Income from six room apartment - heat supplied \$150 per month.

Shelter cost monthly \$241.00
 Less Rent \$150.00

\$ 91.00 Total Cost to Owner per month

Cost Estimate SheetJackson Avenue Rehab.

14 Monticello Avenue

<u>Trade</u>	<u>Material</u>	<u>Cost</u>	<u>Description</u>
Concrete			
Plaster			
Rough Lumber	1x3 Furring strips 2x4's 2x8	800.00	Fur strip (sheetrock) 2x4 partition ceiling Floor Joist
Finish Lumber	Doors, Windows, Shelving, Trim'Jam Base Molding	950.00	New wood for trim shelving, doors, windows, base jams
Sheetrock	250 sheets mail tape	450.00	Walls & Ceilings
Cabinets	3 Kitchen cabinets 3 Medicine	650.00	3 sets Kitchen 3 Medicine, bathroom
Plumbing	3 Bathrooms, Shower, heat 2 Kitchens Piping, Gas	5000.00	Roughing/Heat, tubs, shower, sinks
Electrical Work	New panels 100 amps complete rewiring fixtures	2500.00	Complete rewiring
Flooting			
Ply Wood	80 sheets sub flooring	450.00	Level floors for asphalt tiling
Floor Tile	Asphalt tile all floors	850.00	All floors to be tiled
Bathroom Tile	3 Bathrooms floor, ceramic tile	800.00	Tub area 5' above 3 walls 4' high
Demolition	Removing walls Cartage	500.00	Removing walls Cartage
Metal	45 steps, 3 platforms Fire escape	1500.00	Ground to 3rd floor Circular or standard 45 steps
Stairs Interior	Synthetic runner	300.00	Stairs ground floor 3rd floor to be covered
Exterior Walks			
Painting & Decorating	Paint & Labor	1200.00	Interior 2 coats Exterior 2 coats Fire escape 2 coats

Cost Estimate Sheet

14 Monticello Avenue

<u>Trade</u>	<u>Material</u>	<u>Cost</u>	<u>Description</u>
Sheetrock Labor		1600.00	Labor application
Roofs	Hot Tarred	300.00	Main roof repairs
Carpenter Labor		3500.00	Rough to finish carpentry
Contractors Percentage		1045.00	Insurance overhead
Miscellaneous		400.00	
TOTAL		22,795	

JERSEY CITY REDEVELOPMENT AGENCY

JACKSON AVENUE PROJECT

REHABILITATION HOMEOWNER LETTER

Temporary Site Office-427 Jackson Avenue
Telephone 435-2571

I N F O R M A T I O N A L S T A T E M E N T

To all homeowners living in the rehabilitation portion of the Jackson Avenue Urban Renewal Area as shown on the attached map.

NATURE OF PROJECT

The property you live in is scheduled to be rehabilitated in accordance with the Urban Renewal Plan prepared by the Jersey City Redevelopment Agency and approved by the City. This rehabilitation project is part of the federally funded Jackson Avenue Urban Renewal project and formally approved on August 4, 1970.

As a homeowner of a property in this rehabilitation area, we want to explain what the benefits are in this project.

1. If you want to have your house rehabilitated, you may be eligible to receive a maximum of \$3,500.00 grant for rehabilitation AND/OR a low 3% interest loan of up to \$17,400.00 per family living unit (up to 11 units per building) which can be repaid over a 20 year period. Any buildings over 11 units must enter into a regulatory agreement with FHA as to the rents to be charged. If you wish more information on these grant or loan benefits you MUST contact our Site Office. IF YOU SELL YOUR PROPERTY WITHOUT NOTIFYING OUR TEMPORARY SITE OFFICE AT 427 JACKSON AVENUE (TELEPHONE 435-2571) YOU MAY LOSE MANY VALUABLE BENEFITS AND MONEY.
2. If you want to sell outright the building which you own, the Agency will purchase your property at its fair market value. The Agency, in the event you wish to sell, will have two independent appraisals made of your property, and it is authorized by the U.S. Department of Housing and Urban Development to offer you the fair market value based on these appraisals. If you decide to sell your house outright, you will be given ample time to find other housing and the Agency's Relocation staff will assist you in finding replacement housing. You would be eligible to receive up to \$200.00 for a relocation payment for moving and loss of property. In addition, you may be eligible for an Additional Relocation Payment of up to \$1,000.00 or a Replacement Housing Payment of up to \$5000.00 if you purchase another house.

BEWARE OF SPECULATORS WHO MAY TRY TO RUSH YOU INTO SELLING OR CONTRACTING FOR IMPROVEMENTS ON YOUR PROPERTY. IF YOU ARE APPROACHED BY ANYONE OFFERING YOU A "DEAL", IT IS IN YOUR INTEREST TO CONTACT OUR OFFICE BEFORE SIGNING ANYTHING. YOU MIGHT LOSE YOUR PROPERTY BY SIGNING A CONTRACT AND YOU WOULD LOSE ANY MONEY YOU ARE ENTITLED TO FROM OUR

AGENCY. Our temporary address is 427 Jackson Avenue;
Telephone 435-2571.

THIS LETTER IS NOT A REQUEST TO MOVE AT THIS TIME: DO NOT LISTEN
TO RUMORS.

RELOCATION SITE OFFICE

The Jersey City Redevelopment Agency has opened a temporary Relocation Site Office at 427 Jackson Avenue which is open from 9 a.m. to 5 p.m. Monday through Friday. However, if it is impossible to come in at these times, you can arrange for an evening or Saturday appointment by calling the Relocation Office. The telephone number is 435-2571; Mrs. Elsie Hughes is the Relocation Site Office Manager.

If you think you may want to have your house rehabilitated and take advantage of the generous benefits for which you may qualify, you should contact the following people at the Jackson Avenue Site Office: Mrs. Virginia Fugazzi, the Rehabilitation Counsellor and Mr. Robert Koenigsberg, the Rehabilitation Loan Officer. Both will assist you in preparing for rehabilitation work and financial assistance.

AGAIN, DO NOT DO ANYTHING UNTIL YOU HAVE CONSULTED OUR SITE OFFICE: YOU MAY LOSE MANY VALUABLE BENEFITS AND MONEY IF YOU SELL BEFORE CONTACTING OUR SITE OFFICE.

If you want to have your house rehabilitated, depending on the amount of work to be performed, you may have to be temporarily rehoused while the rehabilitation work is being performed. In this case, the agency will arrange for temporary rehousing for you and will pay for the relocation. BUT TO OBTAIN HELP AND FINANCING FOR REHABILITATION YOU MUST CONTACT OUR SITE OFFICE.

If you decide to sell your property outright to the Jersey City Redevelopment Agency (which will then rehabilitate it and re-sell it) upon acquisition of your property, the Jersey City Redevelopment Agency will act as your landlord, and extend the following relocation assistance to you:

1) REHOUSING RESPONSIBILITIES:

The State and Federal urban redevelopment laws impose certain responsibilities on the Jersey City Redevelopment Agency. Among these is the obligation to assist you in finding other housing which is decent, safe and sanitary. This housing should be accessible to your place of work and be within your financial means. If any problem is encountered in obtaining accommodations to which the Agency has referred you, please notify the Relocation Office.

2) STANDARDS FOR DETERMINING DECENT, SAFE AND SANITARY HOUSING:

In assessing the quality of housing into which Site Occupants will move, certain standards have been established, and any housing which the Relocation Staff refers to you will meet these standards. Housing you find yourself should also meet these standards. To insure that they do, we request that you advise your relocation worker to inspect the premises prior to committing yourself. This is important since you will not receive Relocation Payments and will be asked to move again, if you move into a house which does not meet the following standards.

a. CONDITION OF STRUCTURE:

The housing unit must be safe, structurally sound, weathertight and in good repair.

b. BATHROOM AND KITCHEN FACILITIES:

The housing unit must have a washbasin, bathtub or shower connected to hot and cold running water and an inside flush toilet, in good working order. These facilities must be for the exclusive use of your family.

The kitchen must be for the exclusive use of your family and have a sink with hot and cold running water, a stove or utility connection for a stove, and adequate provision for storage of utensils and food.

A non-housekeeping unit without kitchen facilities and with bathroom sharing facilities, occupied by an individual, must meet local Code as well as Rooming House License Requirements.

c. SEWAGE DISPOSAL:

The Housing unit must have properly functioning plumbing connected to public or private sewage disposal system.

d. HEATING FACILITIES

The housing unit must have a central heating plant or safe individual flue-connected room space heaters.

e. ELECTRICITY

The housing unit must have an adequate and safe wiring system for lighting and other electrical services.

f. SIZE OF SPACE:

The housing unit must be of sufficient size and have enough rooms in proportion to the size of your family to provide privacy and avoid overcrowding. Generally, families of the following sizes will require housing units with the indicated number of bedrooms although the age and sex of family members may cause some exceptions:

1 person	Efficiency
1 and 2 persons	1 bedroom
3 and 4 persons	2 bedroom
5 and 6 persons	3 bedrooms
7 and 8 persons	4 bedrooms
9 and 10 persons	5 bedrooms

It is desirable that the housing unit have one window opening directly to the outside in each living room and bedrooms, and an adequately ventilated kitchen, toilet, and bathroom.

g. SAFETY AND HEALTH:

From the standpoint of fire safety, two separate means of getting out of the housing unit is desirable. All your appliances should be in a safe operating condition and the housing unit should be free from rats and other vermin, and of accumulations of junk and garbage.

h. CODES:

Your new home should conform to the applicable code and ordinance requirements. If the unit is not up to code, it may be inconvenienced because repair work will be required to bring the unit up to code standards.

i. NON-HOUSEKEEPING UNIT:

An individual may occupy a non-housekeeping unit, provided it meets local code requirements.

3. DATE FOR VACATING BUILDING:

You will be notified in advance as to the prospective date for the vacating of your present building if required. All families will be given adequate time and help in finding another place to live before rehabilitation of your property begins.

4. PAYMENT OF MOVING EXPENSES:

Project area residents may apply for reimbursement of their reasonable and necessary moving expenses with the option of accepting a fixed payment based solely on the number of rooms they have occupied; or if you prefer, you can pay your mover directly when he presents you his itemized bill; or you can have the mover paid directly by the Agency.

In addition, you may apply for direct loss of personal property for items that will be unusable at the new location and storage costs for a period of one year or less. The total claim, however, cannot exceed a maximum of \$200.00 and must be filed within six (6) months of displacement.

Further details and conditions under which the Jersey City Redevelopment Agency will make relocation payments are available at the Relocation Site Office. Former property owners may apply for reimbursement of certain settlement costs and other related charges in connection with the acquisition of your property.

5. ADDITIONAL RELOCATION PAYMENT:

In addition to reimbursement of moving expenses and/or direct loss of property, families and elderly or handicapped individuals may be eligible for an "Additional Relocation Payment".

An Additional Relocation Payment may be made if:

1. Your family gross annual income, or your gross annual income as an elderly (62 or over) or handicapped individual is within certain specified limits.
2. You have moved to decent, safe and sanitary housing that has been inspected by the Agency.

3. Your claim for payments is submitted within sixty (60) days of the date you moved from the urban renewal area.
4. You were unable to secure a dwelling unit in Public or Rent Supplement Housing.

6. REPLACEMENT HOUSING PAYMENT

The purpose of the Replacement Housing Payment is to provide assistance to a displaced owner-occupant to purchase and occupy a suitable standard replacement dwelling.

A Replacement Housing Payment may be made if:

- a. The family or individual was the owner-occupant of a single or two-family dwelling for a period of not less than one year prior to acquisition, and purchases a standard replacement dwelling within one year following displacement.
- b. The acquisition price is less than the average price for suitable standard housing.
- c. You are residing in a decent, safe and sanitary private dwelling at the time the payment is made.
- d. Your claim for the payment is submitted within eighteen (18) months of the date you move from the urban renewal area.

7. HOME OWNERSHIP:

There are a number of federal programs available to assist low income families in purchasing a home, some of which reduce your mortgage interest down to as low as 1%.

The Relocation Office also maintains a listing of FHA and VA acquired property and is equipped to give full assistance to prospective home buyers in obtaining mortgage financing.

Regardless of your income, if you desire to purchase a home contact the Relocation office, as full assistance will be given prospective home buyers in obtaining mortgage financing.

8. PREFERENCE IN LOW-RENT PUBLIC HOUSING:

If you meet the entrance requirement for low-rent housing you will be given special preference for admission by the Local Housing Authority. If you are interested in this housing you should indicate your preference when you are interviewed by the Relocation Staff worker.

9. SELF-RELOCATION:

While the Relocation Office will try to assist you in every way, you will probably have the best success in finding the housing that you want by actively seeking such housing yourself. It is therefore recommended that you begin looking for a place immediately upon our acquisition of your building. Upon finding suitable accommodations, you should notify the Relocation Office, giving your proposed new address. The Relocation Staff will then inspect the housing unit, advise you whether the proposed housing meets the established standards. If the standards are not met, the Jersey City Redevelopment Agency will continue to help you find a suitable housing unit.

10. POLICY ON EVICTION

Legal action to compel a family or individual householder to move will take place only as a last resort and for one or more of the following reasons:

- a. A family or individual fails to recognize its obligations to pay rent.
- b. A family or individual is maintaining a nuisance or using the premises for illegal purposes.
- c. A family or individual materially breaches the rental agreement.
- d. A family or individual without adequate reason, refuses to consider housing units which meet the requirements of the Relocation Plan and are suitable for the family or individual.
- e. A family or individual completely fails to cooperate with the Relocation Staff. An example of such failure to cooperate would be refusal to admit a member of the Relocation Staff to its home along with persistent evasion of attempts made by such staff to reach the family by other reasonable means.

These are the facts on rehabilitation and relocation for families and individuals. DO NOT LISTEN TO RUMORS! If you have any questions or need help, do not wait, but go immediately to the Relocation Office. Please have confidence that the Jersey City Redevelopment Agency through its Relocation Staff is interested in helping you relocate with a minimum of inconvenience.

JOSEPH G. FEINBERG
Executive Director

REHABILITATION STANDARDS FOR THE JACKSON AVENUE URBAN RENEWAL PROJECT
AREA, JERSEY CITY, NEW JERSEY

1.0 PURPOSE AND INTENT

1.1 All properties in the Jackson Avenue Project Area N.J. R-12 shall comply with the standards set forth in all applicable statutes, codes, and ordinances, as amended from time to time, relating to the use, maintenance, facilities, and occupancy of existing property, including, but not limited to, the building, plumbing, heating, electrical, and housing codes. These code standards are hereby incorporated by reference and made a part of these PRS.

In addition to compliance with local statutes, codes and ordinances, all properties in the Jackson Avenue Project Area N.J.R-12 devoted in whole or in part to residential uses shall conform to the minimum property rehabilitation standards as contained herein.

1.2 These standards for Rehabilitation in the designated area are directed toward neighborhood improvements and the over-come of deterioration and blight. The aim is not the creation of neighborhoods that are compatible in design and construction with new neighborhoods, but a neighborhood of which the present residents can be proud as well as one in which they can afford to live after rehabilitation has taken place. These standards are set forth as minimums to be achieved and property owners will be encouraged to make improvements above and beyond these requirements.

1.3 The standards set forth are significantly different from standards for new construction. These buildings were built long before there was any thought of urban renewal as we know it. The use of insulation, of comfort heating and cooling, of automatic thermostats and humidistats was unknown, hence, the standards outlined herein are not as rigid. However, there is a practical level of physical, social and economic conditions below which any standard for rehabilitation should be premitted. Standards are established with a view toward generally improving and upgrading dwelling accommodations and with the view toward restoring the area to a sound condition as to its economic life as well as its suitability for residential usage.

1.4 These standards apply only to existing residential properties containing one through eleven living units in the Jackson Urban Renewal Area selected for rehabilitation.

1.5 They are limited to residential properties within its property lines and do not measure off site improvements.

1.6 The standards shown herein have been established to set forth certain basic objectives for rehabilitation and they shall not be construed as relieving any builder, contractor, property owner or any other person or persons of the responsibility for compliance with all local ordinances, codes or regulations including established requirements of a health officer or other authority having jurisdiction.

1.7 The setting forth of these standards does not entail any responsibility on the part of the Jersey City Redevelopment Agency for enforcing or determining compliance with local codes, regulations or requirements; nor the making of any interpretation concerning their application in any specific instance.

1.8 The following are the eligible dwellings; detached, semi-detached, row dwellings, end-row dwellings; each of which may contain one through eleven living units.

1.9 For the definitions of the terms used in these standards, reference is made to City Ordinance No. K1704.

2.0 GENERAL ACCEPTABLE CRITERIA

2.1 Service and Facilities: Utilities shall be provided for each property or project.

2.2 ACCESS:

2.2.1 Access to the Building: Walks and steps shall be provided for all weather access to the building and constructed so as to provide safety, reasonable durability and economy of maintenance.

2.2.2 Access to the Property: Each property should be provided with emergency vehicular access to and from the property by an abutting public or private street. Private streets should be protected by a permanent easement.

2.2.3 Access to Each Living Unit: Access to each living unit shall be provided without passing through any other living unit.

3.0 SITE CRITERIA

3.1 OBJECTIVE:

To develop the individual site or group of sites so that obsolescence is overcome, and the development is appropriate and an asset to the neighborhood in which it is located.

3.2 OPEN SPACE:

3.2.1 Every residential building shall have sufficient open space to permit convenient access for maintenance, fire protection, adequate light and ventilation of habitable rooms and reasonable indoor privacy.

3.2.2 Deficient yard dimensions to property lines of existing buildings should not be made a reason for rejection.

3.3 OUTDOOR ENVIRONMENT:

In the site development of a project, consideration shall be given to the needs of the residents for non-vehicular open space for active and inactive recreation.

3.4 SITE IMPROVEMENTS:

3.4.1 The open space of each property shall provide (a) for the immediate diversion of water away from buildings and disposal from the lot; (b) prevent soil saturation detrimental to structures and lot use; and (c) where needed, appropriate paved walks, parking areas, driveways, exterior steps and landscaping.

3.4.2 Parking facilities should be provided suitable to the needs of the occupants either on the site or arrangements made for nearby "off-site" parking.

4.0 BUILDING PLANNING

4.1 OBJECTIVE: To assure a living unit which provides for a healthful environment and complete living facilities arranged and equipped for suitable and desirable living conditions commensurate with the type and quality of the property under consideration.

4.2 SPACE STANDARDS

4.2.1 General

4.2.1.1 Provide each living unit with space necessary for suitable living, sleeping, cooking and dining accommodations, storage, laundry and sanitary facilities; also, provide space of such size and dimensions so as to permit placement of furniture and essential equipment.

4.2.1.2 Habitable rooms in basements or below grade intended for year-round occupancy shall comply with building planning standards in the same manner as rooms above grade.

4.2.2 Room Sizes

The size of rooms shown in the Table shall be

minimum for the subdividing of existing spaces or for the construction of new rooms. Unremodeled existing rooms where considered of adequate size and arrangement for the intended function by the proper authority are acceptable.

ROOM SIZES

Name of Space (1)	Minimum Area (sq.ft.)			Least Dimension (2)
	O-BR-LU	1 & 2 BR LU	3 or more BR LU	
LR	NA	140	150	10'-0"
DR	NA	80	100	7'-8"
K	NA	50	60	5'-4"
K'ette	20	25	40	3'-6"
BR (Double)	NA	120	120	8'-8"
BR (Single)	NA	70	70	7'-0"
LR-DA	NA	180	200	(3)
LR-DA-K	NA	220	250	(3)
LR-DA-SL	250	NA	NA	(3)
LR-SL	190	NA	NA	(3)
K-DA	80	80	110	(3)
K'ette-DA	60	60	90	(3)

NOTES: (1) Abbreviations:

LU - Living Unit

K'ette - Kitchenette

LR - Living Room

BR - Bedroom

DR - Dining Room

SL - Sleeping Area

DA - Dining Area

NA - Not Applicable

K - Kitchen

O-BR - No separate bedroom

(2) Variations to these areas and dimensions may be permitted when existing partitions preclude precise compliance, and the available area or dimensions do not hinder furniture placement and the normal use of the space.

(3) The least dimension of each room function applies, except for the overlap or double use of space in combination rooms.

4.2.3 Privacy and Arrangement

4.2.3.1 A degree of privacy shall be provided commensurate with suitable living conditions by means of the proper location of exterior openings to exterior conditions, and by the interior arrangement of rooms.

4.2.3.2 Access to all parts of a living unit shall be possible without passing through a public hall.

4.2.3.3 Every water closet, bathtub or shower of a living unit shall be installed in a bathroom or toilet compartment which will afford privacy to the occupant.

4.2.3.4 A bathroom shall not be used as a passageway to a habitable room, hall, basement or to the exterior.

4.2.3.5 A bathroom should not be separated from all bedrooms of a living unit by locating it a full story above or below the bedrooms.

4.2.3.6 A bedroom should not be used as the only means of access to another bedroom or habitable room.

4.2.4 Kitchen Facilities

4.2.4.1 - Each living unit shall have a specific kitchen space, which contains a sink with counter work space and has hot and cold running water, adequate space for storing cooking utensils.

4.2.4.2 - Minimum areas of kitchen storage space should be as follows:

	<u>0&1 BR.</u>	<u>2&3 BR</u>	<u>4 BR or Over</u>
Total Shelving in Wall & Base Cabinets	30 sq.ft.	48 sq.ft.	54 sq.ft.
Drawer Area	5 sq.ft.	8 sq.ft.	10 sq.ft.
Counter Top Area	6 sq.ft.	10 sq.ft.	12 sq.ft.

Kitchen storage space of living units having two or more bedrooms should be appropriately increased in total area to accommodate the needs of more occupants.

4.2.5 Bath Facilities - Complete bathing and sanitary facilities shall be provided within each living unit; they shall consist of a water-closet, a tub and shower, and a lavatory. Arrangements of fixtures shall provide for the comfortable use of each fixture and permit at least a 90° door swing. Wall space shall be available for a mirror or medicine cabinet and for towel bars.

4.2.6 Space for Laundry Facilities - Adequate space shall be provided for laundry equipment within each living unit, off of a public corridor, or in a basement or other suitable public space for the use of all occupants of a building.

4.2.7 Closets and General Storage

4.2.7.1 - Clothes closet space shall be provided within bedrooms or conveniently located nearby. In addition, each living shall have a suitable space within the unit or a locked space elsewhere within the building for general storage.

4.2.7.2 - It is recommended that clothes closet space not be located in the kitchen.

4.2.7.3 - The minimum closet and storage areas for each living unit shall be as follows:

	<u>Length (Clear)</u>	<u>Depth (Clear)</u>
Bedroom (each room)		
Primary	5'	2'
Secondary (each room)	3'	2'
Linen (one/unit)	1'-6"	1'-6"
Front Door (one/unit)	3'-0"	2'-0"
General Storage - Minimum of 100 cu.ft. plus 50 cu. ft. for each bedroom.		

All clothes closets shall have a metal rod and wood shelf for the full length of the closet.

4.3 Light and Ventilation

4.3.1 - General: Provide a healthful environment and an acceptable degree of comfort within all rooms and hallways of the dwelling by having sufficient light and ventilation for structural spaces to minimize conditions conducive to decay and deterioration.

4.3.2 - Doors and Access Openings: Provide the following minimum door widths to living spaces.

Main Entrance to Living Unit	3' - 0"
Secondary Entrance to Living Unit	2' - 8"
All rooms except	2' - 6"
Bathroom	2' - 4"
Closets	2' - 4"

Provide access openings adequate in size to admit equipment and to permit inspection for repairs and maintenance.

4.3.3 - Exterior Doors:- Exterior doors shall have safe locks, vertical bolt auxiliary lock type offers best security.

4.3.4 - Interior Doors: - Provide a door for each opening to a bedroom, bathroom, or toilet compartment, with a locking device on bath and toilet compartment doors.

4.4

Stairways

4.4.1 - General: - All stairways shall provide safety of ascent and descent, and stairs and landings shall be arranged to permit adequate headroom and space for the passage of furniture and equipment.

4.4.2 - Existing Stairways: - Existing stairways in sound condition to remain or to be repaired shall not be to any serious extent below minimum standard of good practice as to rise and run of steps, headroom, obstructions, stair width, landings or railing protection as to rise (Max. 8") and run (Min. 9" plus 1-1/8" nosing) of steps (2 risers plus 1 tread with nosing shall be from 24" to 25").

4.4.3 - New Stairways: - New stairways to be constructed, shall comply with standards of good practice and be appropriate to the building and occupant load. Stairs shall be lighted with not less than five (5) foot candles measured at the floor level.

4.5

Corridors and Hallways: - Shall be lighted with not less than five (5) foot candles measured at the floor level.

4.5.1 - General: Corridors and hallways shall provide adequate, safe and unobstructed circulation from living units or other spaces to various means of exit.

4.6

Elevators

Where provided, an elevator shall furnish convenient and safe ascent and descent to all living units and service areas. The character and type of elevator service and equipment should be appropriate to the building being rehabilitated and to its occupants.

4.7

EXTERIOR APPURTENANCES

All exterior appurtenances or accessory structures which serve no useful purpose, or those in a deteriorated condition which are not economically repairable, shall be removed. Such structures include porches, terraces, entrance platforms, garages, carports, walls, fences, miscellaneous sheds.

4.8

NOISE CONTROL

Where practical, functional areas of high noise should be separated from areas of quiet. Clothes or storage closets are useful separators.

5.0

FIRE PROTECTION

5.1 - OBJECTIVE: To assure a high degree of safety to life and property preservation, by the separation of living units and the use of materials which will retard the spread of fire and prevent the passage of flame, smoke and hot gases through open or concealed

spaces within the building, and to provide means of egress which will permit persons to leave the building with safety in an emergency, and permit access for fire control personnel.

5.2 - GENERAL: These provisions apply to rehabilitation construction of existing buildings. However, where the construction, plan arrangement and approximate number of occupants of a property are to remain unchanged, and the fire protection provisions of the local code are complied with, noncompliance with the provisions of this chapter may be acceptable, when so determined by proper local authority.

5.3 - INTERIOR FIRE PROTECTION

5.3.1 Firewall, Party or Lot Line Wall: Firewall, Party or Lot Line Walls shall be continuous from foundation to the underside of, or through, the roof, with openings in firewalls only in corridors and where properly protected with appropriate automatic fire doors. There shall be no openings in party or lot line walls. All such walls shall effectively prevent the passage of fire at every floor-ceiling intersection with the wall.

5.3.2 Fire Resistance of Firewall, Party or Lot Line Wall: Firewalls should provide a fire resistance rating of 2 hours. Party or Lot Line Walls should have fire resistance ratings appropriate with the type of construction and extent of occupancy. Where a residential building adjoins a non-residential building, the wall should have a 2 hour fire resistance rating.

5.3.3 Walls, Floors and Ceiling Construction

5.3.3.1 Existing wall, floor and ceiling construction separating living units or separating a living unit from a public corridor where stripped down for new finish material or where it is new construction, shall have a fire resistance rating of at least 3/4 hour.

5.3.3.2 The underside of all existing flights of wood stairs to remain, if exposed, should be covered with a non-combustible material.

5.3.4 Interior Finish

5.3.4.1 Interior finish materials of walls, partitions (fixed or movable), ceilings and interior trim shall not be subject to excessive surface flame spread, or in burning shall not give off excessive amounts of smoke, or toxic gases.

Class A = 0 = 250 Flame Spread
Class B = 25 = 75 Flame Spread
Class C = 75 = 200 Flame Spread
Class D = 200 = 500 Flame Spread

5.3.5 Enclosure of Vertical Openings: Where there is new construction of elevator shafts, vent shafts and other vertical openings, the enclosure shall be of materials and fire resistance as follows:

Elevator Shafts - 2 hours
Vent Shafts - 3/4 hours
Stairwells - 3/4 hours

5.4 EXTERIOR FIRE PROTECTION

5.4.1 Exterior Stairways

5.4.1.1 An exterior stairway conforming to the design requirements of interior stairs as to width, handrails, tread and rise dimensions, etc., may be acceptable as a required exit, provided that their use is not impaired by ice or snow.

5.4.1.2 Exterior stairs and landings shall be of noncombustible materials in harmony with the existing exterior materials such as cast stone, precast concrete or brick.

5.4.2 Fire Escapes

Fire escapes shall be permitted as a means of egress on the rear of the structures provided it is constructed of incombustible material to support 100#/sq.ft. of live load with the following:

Min. width of stairs	22"
Min. width of treads	8" plus 1" nosing
Max. height of risers	8"
Max. height of flight between landings	12'-0"
Min. landings at each story	3'-0" wide x 4'-6" long
Handrail & guards -each side	-

5.4.3 Roof Coverings

Roof coverings shall be capable of resisting fire appropriate to the type of construction and location, and new installation shall be in accordance with nationally recognized standards. Fire retardant qualities of roof coverings shall conform to the classification established by the Underwriters' Laboratories.

5.4.2.1 New roof coverings on one and two family dwellings and on wood frame buildings shall provide a fire resistance equivalent to a Class C roof according to U.L. classification.

5.4.2.2 New roof coverings on buildings of fire resistive, noncombustible and exterior protected construction having more than two living units shall provide a fire resistance equivalent to a Class A or Class B roof according to U.L. classification, except that where the roof area of the property is less than 3000 square feet and is well separated from adjacent properties the roof covering may be Class C.

5.5 FIRE PROTECTION EQUIPMENT

5.5.1 Fire Alarm System

5.5.1 Buildings more than 3 stories in height, except those with fire resistive and protected noncombustible construction, having twelve or more living units per floor shall be equipped with either an automatic fire detection or manually operated fire alarm system.

5.5.1.2 Fire Alarm System, where required, shall be installed in accordance with the appropriate National Fire Protection Association Standard - Nos. 71, 72a, b or c.

5.6 SPRINKLER SYSTEM

An automatic sprinkler system, where used, shall be of a standard approved type, and installed to provide coverage of all portions of the building designated for protection. The installation shall conform to NFPA No. 13 "Standards for the Installation Sprinkler Systems."

6.0 MATERIALS AND PRODUCTS

6.1 OBJECTIVE:

To provide materials of such kind and quality as to assure that the dwelling will provide: (a) appropriate structural strength, (b) adequate resistance to weather and moisture, and (c) reasonable durability and economy of maintenance.

6.2 QUALITY OF MATERIALS AND PRODUCTS

All materials and products used as replacements or additions in rehabilitation construction shall be of good quality conforming to generally accepted good practice. Second-hand materials which meet the standards for new materials may be used when approved by the local authority. The suitability of special materials and products not conforming to a national standard shall be determined by proper authority, after an evaluation of its properties and performance characteristics.

7.0 CONSTRUCTION

7.1 OBJECTIVE:

To assure that the construction of the building will provide: (a) sufficient structural strength and rigidity, (b) adequate protection from corrosion, decay, insects and other destructive forces, (c) necessary resistance to the elements, (d) reasonable durability and economy of maintenance, and (e) acceptable quality of workmanship.

7.2 Partitions, Columns and Posts

Partitions and other vertical supports which are to be continued in use shall be free of splits, excessive lean, buckling or other defects.

7.3 PROTECTION FROM RODENTS, TERMITES & OTHER INFESTATION

Each building and all exterior appurtenances on the site shall be effectively protected against rodents, termites or other vermin infestation.

7.3.1 Inspection and Correction

A careful inspection by qualified persons shall be made of each building and accessory structure on each property for evidence of actual or potential infestation or access channels. Existing buildings where found to have defects that will permit the entrance of rodents, termites or other vermin, shall be corrected by appropriate preventive measures. Damaged or deteriorated structural members shall be replaced.

7.3.2 Rodent Protection

All foundation and wall openings near or below grade such as openings around pipes, conduits, cracks in deteriorated walls, broken masonry or concrete should be protected against the passage of rodents by closing such openings with cement, masonry or noncorrosive sheet metal. Where wire mesh protection is used, the size of openings should not exceed $\frac{1}{2}$ inch.

7.3.3 Termite and Decay Damage

Following are a number of corrective and preventive measures against infestation and decay:

- (a) Precautions or corrective actions recommended by bonded exterminators to be applied.
- (b) Windows or other openings near grade to have snug-fitting screens.
- (c) Exterior doors to fit tightly and be flushed at sill.
- (d) Openings for pipes or ducts through floors or walls to have tight fitting collars.
- (e) Cracks and crevices in foundations and above ground walls to be effectively sealed by pointing with mortar, and holes to be filled with materials appropriate to adjacent work.
- (f) Provision of curtain wall below grade and supplementary to the foundations.
- (g) Locating sidewalks, driveways, or other impervious horizontal surfaces flush against the foundation.
- (h) Cracked or broken shingles or decayed wood surfaces to be replaced and joints caulked; and
- (i) Appropriate soil poisoning treatment used adjacent to foundations and within hollow masonry foundations, and soil to be treated in enclosed spaces.

8.0 EXTERIOR AND INTERIOR FINISHES

8.1 OBJECTIVE

To assure that the building will acceptably: (a) prevent the entrance or penetration of moisture and weather, (b) protect from damage by decay, corrosion, insects and other destructive elements and (c) provide reasonable durability and economy of maintenance.

8.2 GUTTERS AND DOWNSPOUTS

Each dwelling shall have a controlled method of disposal of water from roofs where necessary to prevent damage to the property and to avoid causing unsightly staining of walls and windows where adequate roof overhangs are not provided.

8.3 FINISH FLOORS

8.3.1 Finish floors shall be appropriate to the use of the space; be in good condition, provide reasonable ease of maintenance and an extended service life.

8.3.2 Kitchen and Bathroom Floors: Floors in kitchen and bathrooms should be of a durable waterproof, non-absorbent material, such as asphalt, vinyl-asbestos, vinyl-plastic, rubber or ceramic tiles, or linoleum. Wood finish flooring should not be used for these rooms.

8.4 PAINTING AND DECORATION

Protective and decorative finish coating or surfacing shall provide (a) adequate resistance to weathering, (b) protection of finish surfaces from moisture or corrosion, (c) an attractive appearance, and (d) reasonable durability.

8.5 ALTERATIONS AND REPAIRS

All alterations, repairs and other improvements shall be harmonious and tie in with existing materials to remain in an acceptable manner.

9.0 MECHANICAL EQUIPMENT

9.1 OBJECTIVE

To provide mechanical equipment for the building and its living units that will meet the needs of the intended occupants and be of a quality and condition which will assure: (a) safety of operation, (b) adequate capacity for its intended use, (c) protection from moisture, corrosion or other destructive elements, (d) reasonable durability and economy of maintenance.

9.2 GENERAL

9.2.1 All mechanical equipment shall be installed so that maintenance and replacement can be performed without the removal of other equipment.

9.2.2 Existing mechanical equipment and systems shall be inspected for faulty operation, fire or other hazards. Needed where it is locally determined to be the predominant method of providing heat for dwellings.

9.3 Mechanical Ventilation and Air Conditioning

9.3.1 Where mechanical ventilation is required in rooms or other spaces, the equipment or system shall operate satisfactorily, if presently in place, or if new, shall be designed and installed according to good engineering practice.

9.3.2 Space heaters shall not be permitted.

9.3.3 In walk-up multi-family buildings, tenant operated ventilating fans should be installed only when they exhaust directly to the outdoors. When a central exhaust system is used, the occupants should not be provided with a means for disturbing the air flow.

9.3.4 When the mechanical ventilation is provided in lieu of through or cross ventilation, 2 changes per hour for habitable room, 3 changes per hour for kitchens, 6 changes per hour for baths of supply or exhaust air should be provided.

9.4 HEATING

9.4.1 Heating facilities shall be provided for each living unit and other spaces will (a) assure interior comfort, (b) be safe and convenient to operate, (c) be economical in performance, and (d) be quiet in operation; free from objectionable drafts.

9.4.2 Each heating system or device shall have a recognized approval for safety and shall be capable of maintaining a temperature of at least 70 degrees F. within the living units, corridors, public spaces and utility spaces, when the outside temperature is at the design temperature.

9.4.3 No open-flame radiant type space heaters shall be permitted except for one and two family detached dwellings only where it is locally determined to be the predominant method of providing heat for dwellings.

9.5 PLUMBING

9.5.1 General The plumbing system and its appurtenances for each building shall provide satisfactory water supply, drainage, venting and operation of fixtures.

9.5.2 Required Fixtures For required plumbing fixtures, see paragraphs 4.2.5

9.5.3 Condition of Existing Plumbing Plumbing systems including building sewers shall operate free of fouling and clogging, and not have cross connections which permit contamination of water supply or back-siphonage between fixtures.

9.6 DOMESTIC WATER HEATING AND STORAGE

Each building and living unit within the building shall have domestic hot water in quantities sufficient for the needs of the occupants.

9.6.1 Existing Equipment Existing water heating and storage equipment shall be in good serviceable condition, or otherwise replacement of the equipment shall be considered by the proper authority.

9.6.2 Prohibited Locations No water heater shall be installed in any room used or designed to be used for sleeping purposes. No gas or oil fired water heater shall be located in a bathroom, clothes closet, under any stairway, or in a confined space with access only to the above locations.

9.6.3 Venting All fuel burning water heaters shall be connected to a vent leading to the exterior.

9.6.4 Capacities: One and Two Family Dwellings

Storage capacity should be not less than 30 gallons for gas or oil-fired water heaters and 52 gallons for electric water heaters, except that electric water heaters restricted by "off-peak" control limitations would have a minimum capacity of 66 gallons.

Number of Living Units	Heating Capacity - GPH 100° F. Rise					
	Storage Capacity per Living Unit					
	0 Gal.	5 Gal.	10 Gal.	15 Gal.	20 Gal.	25 Gal.
3	85	79	74
4	89	82	75
5	94	85	77
6	109	98	88
7	124	111	99
8	152	138	124	110
9	159	143	127	112
10	165	148	130	113

NOTE: Table 9-3 gives the recommended minimum recovery rate in gallons per hour at 100°F. rise according to the storage capacity, (or size of tank) for a designated number of living units. The blank spaces in the table means the tank size would be either too small to provide sufficient hot water, or too large a tank to be practical.

9.7 ELECTRICAL

9.7.1 General: All habitable rooms and other appropriate spaces requiring electrical service shall be provided with a system of wiring, wiring devices and equipment to safely supply electrical energy for proper illumination, appliances, resident security and other electrical equipment.

9.7.2 Existing Wiring and Equipment Existing wiring and electrical equipment where its continued service is contemplated shall not be a potential source of electrical hazard or ignition of combustible materials, and shall be so determined by the proper authority. Wherever these potential hazards are determined to be present, replacement of existing wiring and equipment shall be made. Existing facilities that are inadequate to meet anticipated demands shall be appropriately increased.

9.7.3 New Electrical Work For new electrical work the appropriate provisions of the National Electrical Code shall be used as a guide for design layout and installation. Not less than two general lighting circuits (15 amp.) and one appliance circuit (20 amp.) shall be provided for each living unit. Heavy duty equipment shall have individual branch circuits, as required by the National Electrical Code.

9.7.4 Communication and Alarm Systems In multi-family projects, where considered by local authorities to be clearly needed, adequate security measures for the protection of residents against crime shall be provided.

1. Final estimates of real estate purchases and land acquisition expense are shown on Form HUD-7220, Project Expenditures Budget, under Code No. 226 and in the tabulation of property to be acquired are included herein.
2. Land Acquisition Report
 - a. Property Map
The Property Map, Map 7 , is contained herein.
 - b. Acquisition Appraisals
One complete set of acquisition estimates is submitted under separate cover.
 - c. Tabulation of property to be acquired is included herein.
 - d. Identification of each critical property to be acquired involving public utilities railroad rights-of-way, schools, churches and other institutions.
(1) the following parcels are owned by the City of Jersey City.

<u>Parcel No.</u>	<u>City Tax Block and Lot Number</u>	<u>Area In Sq. Ft.</u>
2-4	1937 - 20,21	4,424
2-9	1937 - A,B	2,887
2-14	1937 - 10	2,646
2-15	1937 - 9	2,628
2-16	1937 - C1	1,333
2-25	1937 - 7	2,202
3-24	1952 - 41A Cor. 40A	2,690
4-7	1951 - 39	6,900
4-8	1951 - 38	1,800
4-10	1951 - 35	1,800
4-17	1951 - 39	2,033
4-35	1951 - 18	1,850
4-36	1951 - 17	1,850
5-24	1961 - B2	1,222
6-27	1962 - 16,14,12,10	10,000
7-6	1971 - 6	2,500
7-22	1971 - G,H	2,217
7-26	1971 - 24	2,500

- e. Identification of real property not-to-be acquired which may suffer consequential damages.
It is not anticipated that any property not-to-be acquired will suffer consequential damages under State or local law.
- f. Identification of property in which members of the governing body or LPA have direct or indirect interest.
There are no properties in the Jackson Avenue Urban Renewal Area which involve members of the governing body of LPA directly or indirectly.

TABULATION OF PROPERTY TO BE ACQUIRED
JACKSON AVENUE URBAN RENEWAL PROJECT AREA

<u>Estimates of Value and Acquisition Cost</u>	<u>No. of Parcels</u>	<u>In Sq.Ft.</u>	<u>Land Only</u>	<u>Total</u>	<u>Acquisition Cost (1)</u>
a. <u>Total purchases & donations</u>	203*	559,636	\$898,200	\$2,638,200	\$2,833,610
b. <u>Total purchases</u>	185	454,644	\$815,000	\$2,985,100	\$2,733,610
Federally owned or leased					
Public or semi-public owned	10	32,164	\$ 78,800	\$ 101,100	\$ 111,210
Privately owned	175	422,480	\$736,200	\$2,384,000	\$2,622,400
Railroad					
Public Utility easements (RR Air Rights)					
Damage to property	none, full insurance coverage to be carried by demolition contractor, including contractual liability.				
c. Donations	18	104,992	\$ 83,200	\$ 153,100	-
Vacation of streets & other public rights-of-way		51,510			
Donations by LPA					
Donations by other entities	18	53,482	\$ 83,200	\$ 153,100	-

Acquisition estimates are based upon first and second acquisition parcels for 145 properties in the proposed clearance area. Our estimates with regard to properties to be acquired in the rehabilitation portion of the project are based upon a review on Mr. Earl W. McLaughlin, Real Estate Officer for this Agency of those properties which we expect to acquire and also on comparable properties and the prices they are selling for in the City of Jersey City.

(1) Included 10% assemblage factor plus \$100,000 for machinery and equipment.

* Pursuant to field surveys, it is anticipated that approximately 37 properties in the rehabilitation area will be acquired by the Jersey City Redevelopment Agency and resold subject to rehabilitation. Some of these may be rehabilitated by the LPA subject to a later determination.

PROPERTIES TO BE ACQUIRED FOR CLEARANCE

Parcel No.	Owner	Area Sq.Ft.	Parcel No.	Owner	Area Sq.Ft.
BLOCK 1			BLOCK 3		
1-1	Teka Holding Co.,Inc.	2,445	3-2	P.Meltzer,et als	2,730
1-2	Yalda Holding Co.,Inc.	2,379	3-3	G.Hauptman	2,730
1-3	Carol Schlesinger,et al		3-4	Michael Carri	2,452
	% Norman Schlesinger	6,785	3-5	Grossman & Krampf	2,680
1-4	V. Dorsa	6,124	3-6	J.&H. Minit	2,691
1-5	H. Gallo, et ux	2,317	3-23	Harry Huntington	591
1-10	Rob & Gussie Smith	983	3-24	City of Jersey City	2,690
1-11	Sallie Byzer, Inc.	847			
1-12	Mell G. Lawrence	3,717	3-A11	TOTAL BLOCK 3	16,564
1-A11	TOTAL BLOCK 1	25,597			
BLOCK 2			BLOCK 4		
2-1	Joseph & H.F.Meehan	2,185	4-7	City of Jersey City	6,900
2-2	George W. Cohen	2,185	4-36	City of Jersey City	1,850
2-3	M. Slurzberg	2,185			
2-4	City of Jersey City	4,424	4-A11	TOTAL BLOCK 4	8,750
2-5	F. Ratz	2,239			
2-6	W. Burns	1,296	BLOCK 5		
2-7	Bernard & Betty Yankelevsky	1,228	5-2	Charles Maggi Brown	3,333
2-8	C. Selecoc	1,146	5-3	Edward & Ruby Daugett	3,680
2-9	City of Jersey City	2,887	5-17	A. & P. Block	1,292
2-10	Hannah Processor	2,736	5-18	Raymond Jackson, et ux	1,292
2-11	L. & P. Schneider	2,718	5-19	Richard & G. Hare	1,266
2-12	Elmann, Inc.	2,700	5-20	Frank De Rosa, et ux	1,498
2-13	George Williams	5,346	5-21	Evelyn W. Sherry	
2-14	City of Jersey City	2,646		% Ramond Sherry	1,553
2-17	C. & J. Poole	1,465	5-22	Vahlen Realty Co.	1,360
2-18	E. Nelson	1,203	5-23	Everett & Grace Prior	2,713
2-19	Norman Salsitz	1,235	5-24	City of Jersey City	1,222
2-20	M. Cheeks	1,267	5-25	492 Jackson Ave.Corp.	1,508
2-21	Elizabeth A. Francis	1,440	5-26	C. Vesthelie	2,500
2-22	M. Hatcher	1,446		% Rowland Webb	
2-23	Salem Baptist Church		5-27	J. & H. Campbell	2,500
	% E. Hurley	2,147	5-28	W. & B. Biddle	2,500
2-24	Soul Saving Church of God in Christ	2,141	5-29	J. & M. Hunter	2,500
2-25	City of Jersey City	2,202	5-30	Oxenpine	2,500
2-26	Hallie Moss	3,325	5-31	A. & E. Conley	2,000
2-27	Lula & Jessie Thompson	1,710	5-32	Daron Realty Corp.	
2-28	Winchester & A. Young	1,663		% Grossman	3,000
2-29	J. Washington, Sr.	1,440	5-33	Evelyn Childers	2,500
2-30	A. & C. Williams	2,375	5-34	L. & G. Williams	2,500
2-31	George & Florence Williams	2,375	5-35	Charles & Seretha Cotton	5,000
2-32	R. & M. Nickens	2,375	5-36	Mt.Holly Baptist Church	
2-33	David & Elizabeth Malone	2,375		St.John Baptist Church	5,000
2-34	James M. German	2,622	5-37	St.John Baptist Church	5,000
			5-38	Lola Caldwell	117,400
2-A11	TOTAL BLOCK 2	74,688	5-39	Beatrice Jackson	3,300
			5-40	Zion Baptist Church	2,532
			5-41	Commercial	2,538
			5-A11	TOTAL BLOCK 5	73,987

Parcel No.	Owner	Area Sq.Ft.	Parcel No.	Owner	Area Sq.Ft.
BLOCK 6			BLOCK 7		
6-1	R. & M. Terry	2,750	7-1	C. & M. Brown	2,300
6-2	Rowena & George Greene	2,500	7-2	F. & F. Dudley	2,500
6-3	Morris Braverman		7-3	Lolita L. Hawkins	2,500
	%Union City S&L Assn.	7,500	7-4	A. & M. Sheppard	2,500
6-4	Property Management of New Jersey	2,500	7-5	R. Greenaugh	2,500
6-5	Eva Missouri	2,500	7-6	City of Jersey City	2,500
6-6	J. & M. Beals	2,500	7-7	Willie Rodgers	2,494
6-7	B. Seward	2,500	7-8	Property Management of New Jersey	2,505
6-8	Paul Boone, et ux	2,500	7-9	Pearly & Lillian Hayes	2,500
6-9	William Purdie	2,500	7-10	Daniel Goodrum	2,500
6-10	M. McDonald & D. Bell		7-11	Ulysses Horne & Ida Evans	2,483
	%Union City S&S Assn.	2,500	7-12	Woody Jones, et ux	1,267
6-11	J. L. Maner	2,500	7-13	John & Irna Robinson	1,250
6-12	M. & A. Waters	4,933	7-14	Annie Hannibal	2,500
6-13	S. Bailey	2,534	7-15	Blance Hart	2,500
6-14	Goodwill Industries of New Jersey	4,630	7-17	M. Moses & D. Lenkiewicz	3,325
6-15	M. Stein	4,618		%Parking Authority of J.C.	
6-16	Lena Holander	2,305	7-18	Ralph Perfetto % Parking Authority of J.C.	1,109
6-17	Godie & Mattie Daniels	2,303	7-19	Parking Authority of J.C.	1,109
6-18	Hyman Vacker, et ux	2,299	7-20	Louis & Minnie Mastro	1,109
6-19	L. & L. Frieson	2,296	7-21	Safa Realty Co., Inc.	2,217
6-20	L. Frieson	2,500	7-22	City of Jersey City	2,217
6-21	L. & L. Frieson	2,500	7-23	Kimmie & Rosalie Wright	2,217
6-22	George & Caroline Smith	2,500	7-24	Salem Baptist Church	7,501
6-23	Property Management of New Jersey	2,500	7-25	Nathaniel Washington, et ux	
6-24	Eddie & Lottie Wise	2,479		%1st Federal S&L Assn	2,500
6-25	W. Wire	2,521	7-26	City of Jersey City	2,500
6-26	William H. Oris, Inc.	2,500	7-27	Raleigh E. Randolph	2,500
6-27	City of Jersey City	10,000	7-28	Irene McCray	2,500
6-28	William & G. Gee		7-29	Daniel Goodrum	2,500
	% Tolentino	5,000	7-30	C. Coles, et ux	2,500
6-29	Anibal M. Tonentino	2,500	7-31	Mrs. L. Gresham	2,500
6-30	Fannie S. Meries	2,500	7-32	Louise Mangle	2,500
6-31	John & Cecelia Clark		7-33	Elvin & Essie Wyche	
	% Arrow S. & L. Assn.	2,500		%Whyckoff S&L Assn.	5,000
6-32	Deanglis Inc.		7-34	Estate of Claudia Davis	
	% Irving Parker	2,250		% Ray Brown, Esq.	2,400
6-33	Hughes & Codell	2,250	7-35	Anne Dell & Leroy Lawrence	
6-34	Hirsh Bien	2,250		& Sons of Poland	3,405
6-35	McDermott	2,250	7-36	Louis Gelfand	3,090
6-36	Angela Realty	2,250	7-37	Brady Davenport	2,500
6-37	Angela Realty	2,250	7-38	N. Jersey Corp.	
6-38	Eckhoff			% Gallagher Realty	2,500
	% Central Corp.	4,250	7-39	Constance Realty	2,500
6-A11	TOTAL BLOCK 6	116,417	7-40	Silver Fortunato	2,500
			7-41	J. Ramsey	1,656
			7-42	St. Mary's Evangelical Christian Church	2,300
			7-43	Morris Stein	2,630
			7-44	Frank Sims	2,503
			7-A11	TOTAL BLOCK 7	108,587

PROPERTY TO BE ACQUIRED FOR REHABILITATION

(Properties which must be acquired due to the owner's inability or unwillingness to rehabilitate.)

Parcel No.	Owner	Area in Sq. Feet
<u>BLOCK 3</u>		
3-21	Howard & Bessie Madison	278
3-33	Edward & Mae Hazel	
	% S. Jersey Mortgage Co.	939
3-35	Monbrand Realty, L.T.D.	948
3-37	Peter and Cous Realty, Inc.	4,268

The above parcels are those for which the owners have already expressed their desire to sell. An anticipated nine (9) additional properties on this block will require acquisition to complete rehabilitation.

16,178

3- ALL TOTAL BLOCK 3 22,611

<u>BLOCK 4</u>		
4-4	Robert & Francis Dougherty	
	% Commercial Mtg. Co.	1,500
4-16	Gusro Realty Corp.	1,800
4-21	S. & R. Lemmers	1,507
4-27	Mattie A. Cheatham	1,336
4-35	City of Jersey City	1,850
4-43	Daisy Ensley	1,992

The above parcels are those for which the owners have already expressed their desire to sell. An anticipated thirteen (13) additional properties on this block will require acquisition to complete rehabilitation.

28,617

4- ALL TOTAL BLOCK 4 38,602

<u>BLOCK 5</u>		
5-12	H. & T. Thompson	1,450
5-16	Monbrand Realty, L.T.D.	3,450

The above parcels are those which the owners have already expressed their desire to sell. An anticipated four (4) additional properties on this block will be required to complete rehabilitation.

7,527

5- ALL TOTAL BLOCK 5 12,427

TOTAL AREA OF PROPERTIES TO BE ACQUIRED FOR REHABILITATION

73,640

Jackson Avenue
N.J. R-12
Code No. R-222
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PROPERTIES NOT TO BE ACQUIRED

Parcel No.	Owner	Area Sq.Ft.	Parcel No.	Owner	Area Sq.Ft.
<u>BLOCK 1</u>			<u>BLOCK 4</u>		
1-6	N.J.Bell Telephone Co.	23,081	4-1	Sabur Corporation	
1-7	N.J.Bell Telephone Co.	2,838		% Madison Assoc.	3,700
1-8	N.J.Bell Telephone Co.	2,838	4-3	H. Lawrence % Picker	1,500
1-9	N.J.Bell Telephone Co.	6,204	4-5	Edward A. Calhoun	
1-13	Salem Baptist Church	16,116		% Globe Mortgage Co.	1,500
1-14	N.J.Bell Telephone Co.	5,800	4-9	Winston West, et ux	3,600
1-15	N.J.Bell Telephone Co.	1,667	4-11	Annie B. Thompson	1,800
1-16	N.J.Bell Telephone Co.	1,667	4-12	C. Jackson, et ux	1,800
1-17	N.J.Bell Telephone Co.	1,667	4-13	E. & C. Jackson, Sr.	1,800
			4-15	Fannie Lewis	1,800
1-A11	TOTAL BLOCK 1	61,878	4-17	City of Jersey City	2,033
<u>BLOCK 3</u>			4-22	Lulu B. Green	1,507
3-8	Mr. & Mrs. L. Clinton	1,352	4-23	C. Irene O'Gorman	1,507
3-10	Joseph & Margaret Mills	1,313	4-25	G. Walton	1,520
3-11	Lila Richardson	1,300	4-28	William & John Stewart	1,336
3-12	Benjamin B. Abbitt	1,282	4-29	Dorothy Bishop	1,336
3-13	Veterans Administration		4-31	Willia & Mildred Davis	1,667
	Loan & Grty. Division	1,266	4-34	M. Hatcher	1,850
3-14	Jeanette D. Marles	1,249	4-37	R. K. Inc.	1,992
3-16	Walter & Gertrude Baisden		4-38	J. B. Dawson	1,992
	% Globe Mortgage Co.	1,215	4-39	R. K. Inc.	1,992
3-17	Edith Worms	991	4-40	Irene J. Moreland	1,992
3-18	Italy Pack	991	4-44	Evangeline M. Hart	2,000
3-19	Sarah & John Stroy, Jr.	941	4-46	A. McRae	2,700
3-20	Manuel & Huguetta Alvarez		4-A11	TOTAL BLOCK 4	44,724
	% D. & W. Realty Co.	916	<u>BLOCK 5</u>		
3-22	Edna Lymus	665	5-1	Mt. Zion Scty. Church	17,065
3-28	Veterans Administration		5-5	Josephy & Vito Delforno	1,808
	Loan & Grty. Division	1,920	5-7	Miss Carrie Hill	1,861
3-29	C. Sinclair	1,740	5-9	Cora & Herbert McDuffy	1,861
3-30	G. & R. Scott	1,939	5-10	L. & E. Lyons	1,861
3-31	Jessie & Ursula Lofton	939	5-11	James Lee	1,861
3-32	Florence A. Carrol	939	5-13	Edward & Helen Nelson	1,967
3-34	J. Ellsworth	939	5-14	Pauline Givins	1,811
3-36	Clareva, Inc.	4,082	5-37		
3-38	William McMillan	4,678	5-A11	TOTAL BLOCK 5	30,095
3-40	Jesse & Alma Robins	3,295	<u>BLOCK 7</u>		
3-A11	TOTAL BLOCK 3	33,952	7-16	New Hope Baptist Church	7,500
			7-A11	TOTAL BLOCK 7	7,500

TOTAL PROPERTIES NOT TO BE ACQUIRED

178,149.

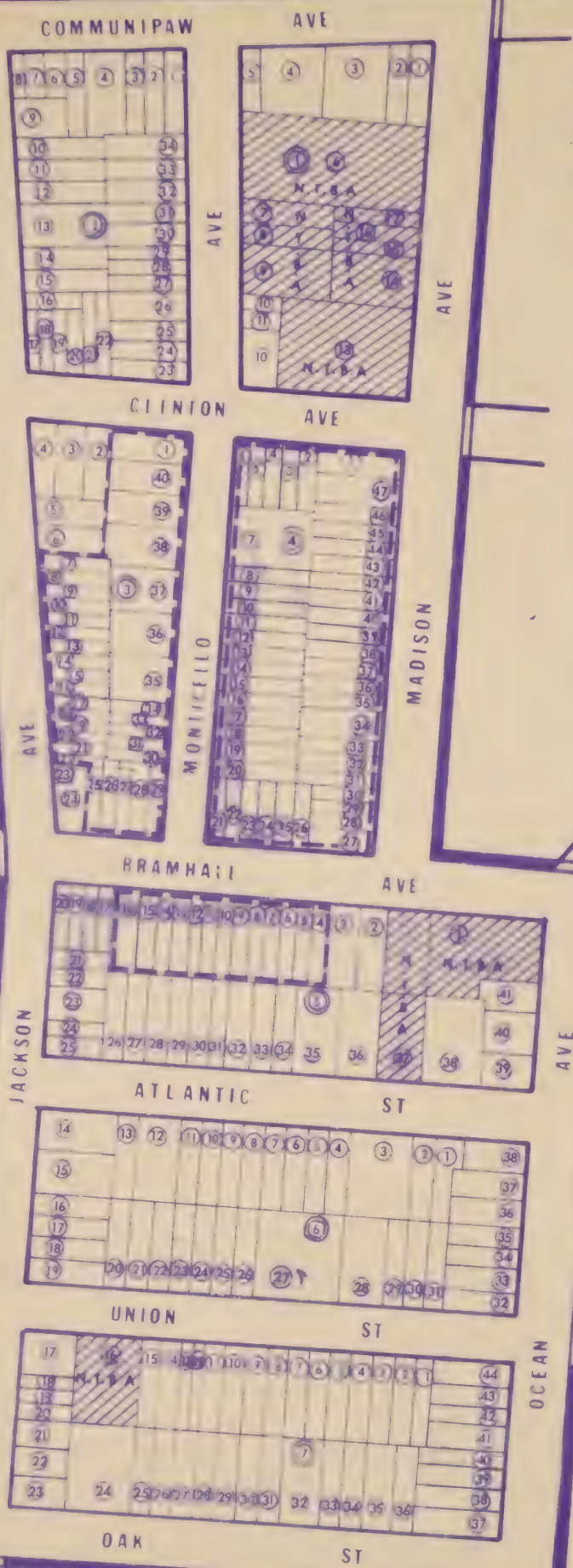
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PROPERTY MAP NO. 7

JACKSON AVENUE
URBAN RENEWAL AREA

PROJECT NO. N.J.R.-12

JERSEY CITY REDEVELOPMENT AGENCY



LEGEND

- PROJECT BOUNDARY
- NOT TO BE ACQUIRED
- PARCEL NUMBER
- BLOCK NUMBER
- PROPERTIES TO BE REHABILITATED



R - 223

RELOCATION REPORT

Jackson Avenue
N.J. R - 12
Code No. R - 223

(1) Relocation Report

(a) Relocation Program

The Relocation Program is included herewith.

(b) Form H-6122, "Estimated Housing Requirements and Resources for Displaced Families," and supporting statements are included herewith.

(c) A letter from the Public Housing Authority indicating public housing resources to be available for relocation is included herewith.

(d) The proposed Informational Statement for Issuance to Families and Individuals is included herewith.

(e) The proposed Information Statement for Issuance to Business Concerns is included herewith.

(2) Cost estimates for carrying out the Relocation Program.

The cost estimates for carrying out the Relocation Program are to be included on Form H-6220, "Project Expenditures Budget" under Code No. R-226.

(3) Estimates of Relocation Payments are to be included in Form H-6220, "Project Expenditures Budget" under Code No. R-226.

(4) A rent supplementation program is not contemplated for displaced site occupants from the Urban Renewal Area.

(5) The proposed notice of public hearing on the project area including the relocation program is included under Code No. R-231.

Jackson Avenue
N.J. R-12 Code No. R-223

INTRODUCTION

It is the essential goal of the City of Jersey City to assure that the rehousing of families relocated from an Urban Renewal Project area is sufficiently advantageous to both the relocated and the Community at large.

Section 105 (c) of Title I of the Housing Act of 1949, as amended, provides that Contracts for Loans or Grants shall require that:

"There be a feasible method for the relocation of families or individuals displaced from the urban renewal area, and that there are or are being provided, in the urban renewal area or in other areas not generally less desirable in regard to public utilities and public and commercial facilities, and at rents or prices within the financial means of the families displaced from the urban renewal area, decent, safe, and sanitary dwellings equal in number to the number of, and available to, such displaced families and reasonably accessible to their places of employment."

Therefore, this manual is designed to be a comprehensive Relocation Plan embracing all projects selected by the Jersey City Redevelopment Agency for Title I project activity and has been prepared in accordance with the requirements of the Department of Housing and Urban Development as set forth in the Urban Renewal Handbook, Section RHA 7212.1.

It is the aim of the Jersey City Redevelopment Agency to revise this manual from time to time for the purpose of review and concurrence by the Department of Housing and Urban Development as required, and to continually incorporate the latest Federal and local revisions of Title I policies and requirements.

A. ADMINISTRATIVE ORGANIZATION

1. Administrative Organization for Relocation Activities

The relocation of families, individual householders, and non-residential occupants displaced as a result of the clearance of areas in connection with Title I activities is the responsibility of the Jersey City Redevelopment Agency.

In order to carry out this responsibility, the Redevelopment Agency will secure such personnel as are required for the execution of the relocation function, supplemented by assistance from local realtors, social agencies, and civic leaders.

2. Relocation Staff

The Executive Director of the Jersey City Redevelopment Agency will be the Administrative Officer who will be directly responsible for all relocation activities. Serving under the Executive Director will be a Director of the Division of Relocation and Community Services, who will be charged with the day by day operation of the Relocation Plan and will have such additional staff as he may need to assist him from time to time, but it is anticipated that the staff will be composed of the following personnel:

- a. Director - Division of Relocation
- b. Assistant Director - Division of Relocation
- c. Site Office Manager
- d. Relocation Assistants
- e. Housing Specialists
- f. Community Service Workers
- g. Clerical Staff

The function of the relocation staff with respect to the relocation of families and individuals will be to:

- a. Establish a relocation site office in the project area in order to facilitate effective relationships with the site occupants.
- b. Enlist the cooperation of real estate agents, home builders, civic groups, social agencies, churches, and other non-profit groups in locating suitable housing accommodations.
- c. Inform site occupants of their rights and responsibilities with respect to relocation by contracting each household in the project area and serving such household with an informational statement covering all aspects of the urban renewal program.
- d. Locate and inspect housing facilities to meet the needs of project residents, including families and individual householders.
- e. Refer site occupants to housing resources meeting their needs.
- f. Maintain up-to-date household survey data so that it reflects the site occupant's current housing needs.

- g. Assist families eligible for public housing in making application to the Jersey City Housing Authority.
- h. Assist potential home purchasers to secure appropriate financing and advise them of special aids available, e.g., Section 235 of the Federal Housing Administration's mortgage insurance program.

The Jersey City Redevelopment Agency proposes to assist the non-residential site occupants as follows:

- a. Advise and assist commercial tenants in relocation matters and insure the maximum opportunity for their satisfactory relocation.
- b. Inform the non-residential site occupants of their rights and responsibilities respecting relocation and deliver to them informational statements.
- c. Assist non-residential site occupants to prepare claims for reimbursement of moving expenses incurred and other benefits, as authorized by applicable law, in their location.

B. RELOCATION STANDARDS

In measuring the quality of the housing into which individuals and families will be relocated, certain standards of housing adequacy will apply. The shelter offered to individuals and families displaced will conform to standards established for "decent, safe and sanitary" housing.

However, for non-housekeeping units occupied by individuals, a unit with shared bath or without cooking facilities will be acceptable. In some cases, roomers may be considered part of a household, and if this is done, the standards for a family unit will be applicable. These standards are as follows:

1. Physical Standards

a. Condition of Structures:

A structure which is safe and sound, weathertight, and in good repair, free of such defects as sagging floors, walls, or roofs, unsafe foundations, holes, open cracks, rotted material and other such unsafe conditions.

b. Bathroom Facilities:

A washbasin and bathtub or shower, connected to hot and cold running water, and an inside flush toilet, all in good working order, in the dwelling unit, and for the exclusive use of the family or individual householder.

c. Kitchen Facilities:

For the exclusive use of the family or individual householder, a sink with hot and cold running water, a cook stove or utility connection for a cook stove, and adequate provision for storage of utensils and food.

d. Sewage Disposal:

Properly functioning plumbing connected to an adequate sewage disposal system, either public or private.

e. Heating Facilities:

A central heating plant or safe, individual, flue-connected room space heater.

f. Electricity:

An adequate and safe wiring system for lighting and other electrical services.

g. Natural Light and Ventilation:

One window opening directly to the out-of doors in each living room, bedroom, and kitchen, and adequately ventilated toilets and bathrooms.

h. Size of Space:

Size and number of rooms in adequate proportion to provide privacy and to avoid overcrowding.

i. Bedroom Accommodations:

Although family characteristics, such as age and sex of family members, will permit variance in bedroom requirements for a specific family, it is assumed that the normal family bedroom requirements will be as follows:

<u>Persons</u>	<u>Bedrooms</u>
1	0-1
2	1
3-4	2
5-6	3
7-8	4
9 & more	5

j. Safety and Health:

From the standpoint of fire safety, two separate means of egress are desirable. All equipment should be in safe operating condition, and dwellings units and structures should be free of rats and other vermin and of accumulations of refuse, garbage, and debris.

k. Codes:

Dwellings must conform to all applicable provisions of local codes and ordinances.

1. Freedom from Nuisance Conditions:

No dwelling unit shall be considered satisfactory which is subject to nuisance conditions of noise, smoke, or odor produced by adjoining uses.

2. Standards for Displacees' Ability to Pay

The staff of the Jersey City Redevelopment Agency will make determinations with respect to ability to pay for housing, based primarily on family income. Families will not be expected to pay more than a gross rent (shelter rent plus utilities) to gross income ratio of 1.4 or 25% of their gross monthly income. For determinations relative to ability to purchase housing, family income, assets, and debts are evaluated in relation to monthly carrying costs and family ability to obtain mortgage financing. However, a family should not be expected to purchase a house which exceeds $2\frac{1}{2}$ times the annual family income, and monthly carrying costs should not exceed 25% of the gross monthly income.

3. Location Standards

It will be the policy of the Jersey City Redevelopment Agency in the execution of the relocation program to refer families and individuals to housing in areas generally not less desirable in regard to public utilities and commercial facilities than presently available in the project area. In addition, accessibility to places of employment will be a factor in making a housing referral.

All dwellings reported to be available for displaced household will be within the Jersey City area.

All areas scheduled for Title I project activity, proposed public housing sites, and public improvement progress (school sites, playgrounds, etc.) which will result in the demolition of residential units will be excluded for relocation housing purposes and will not be certified by the Relocation Department for use by relocated tenants.

4. Temporary Relocation Standards

If during the execution of this project, temporary relocation of low-income families and individuals will be necessary, relocation activities will be undertaken to expedite project activities. Temporary relocation may also be offered site occupants to alleviate hardship and/or to effect monetary savings in project costs. Temporary relocation will not diminish the obligation of the Jersey City Redevelopment Agency in regard to finding permanent standard housing for site occupants temporarily relocated. A dwelling unit used for temporary relocation will not be less desirable in character than the dwelling unit vacated by the site occupant, and it will be in a safe and habitable condition.

Although prime consideration will be given to following the established schedule for relocation, demolition and construction, attempts will be made to vacate apartments scheduled for the later stages of relocation as quickly as possible. In this manner, the availability of temporary rehousing resources within the project area is assured. However, on-site transfers will be utilized only as a last resort and will be kept to a minimum.

C. PROPOSALS FOR OBTAINING RELOCATION HOUSING

1. The Redevelopment Agency has conferred with the Jersey City Real Estate Board, a number of private realtors, citizens' organizations having special concern in housing and several owners who have substantial amounts of private rental housing. Relocation for this project has also been extensively discussed with the Jersey City Public Housing Authority. On the basis of these discussions, the following program is found to be a feasible and practical one:

- a. Listings of available rental and sale property will be obtained from realtors, owners, organizations, and newspaper advertisements. A system will be developed for maintaining such listings on a current basis. Units will be inspected to determine that they are standard.
- b. Information on the size, rental or sale price, and location of available units will be recorded and made available to families seeking referrals.
- c. Listings maintained by the Jersey City Redevelopment Agency will not include housing units which are scheduled for clearance under Title I project in planning or execution or other governmental activity.
- d. Site occupants who are eligible for public housing will be accorded preference in accordance with regulations of the local housing authority. The relocation staff of the Redevelopment Agency will work closely with the Public Housing Authority staff in order that the relocation of low-income families can be carried out expeditiously. The following special income limits have been established for families displaced by governmental action:

<u>NO. PERSONS</u>	<u>INITIAL OCCUPANCY</u>	<u>SPECIAL LIMITS</u>	<u>CONTINUED OCCUPANCY</u>
1 Person	\$ 4500	\$ 5400	\$ 5625
2 Persons	\$ 5200	\$ 6240	\$ 6500
3 Persons	\$ 5600	\$ 6720	\$ 7000
4 Persons	\$ 5900	\$ 7080	\$ 7375
5 Persons	\$ 6200	\$ 7440	\$ 7750
6 Persons	\$ 6500	\$ 7800	\$ 8125
7 Persons	\$ 6600	\$ 7920	\$ 8250
8 Persons	\$ 6900	\$ 8280	\$ 8625
9 Persons	\$ 7300	\$ 8760	\$ 9125
10 Persons	\$ 7700	\$ 9240	\$ 9625

2. The analysis of the estimated annual private rental and sales housing supply in Jersey City is contained in Form H-6122 and described in the narrative supplement. The analysis shows that turnover in the existing supply of private housing is sufficient to meet the relocation needs of this project.

3. Special Rehousing Problems

a. Minority Groups

All housing to be built in the project area, will be available without discrimination. The policy of the Jersey City Housing Authority is one of non-discrimination in granting admission. In the existing private market, there are a number of safeguards which give assurance that members of minority group will not find excessive difficulty in obtaining housing. Multi-family housing and many two-family dwellings are covered by the New Jersey Law Against Discrimination N.J.R.S. 18,25 et seq. All racial discrimination in housing is illegal under the Civil Rights Act of 1968.

It is also expected that some VA and FHA repossessed property will become available.

The Citizens' Advisory Committee, particularly through the Subcommittee on Minority Group Housing Problems, is giving special attention to problems of discrimination and is taking steps to improve the community climate for open occupancy. The Subcommittee will cooperate with groups of clergymen who plan church-related programs regarding housing policies. It has striven to maintain a broad representation, and has functioned as a bridge between the City administration, City Planning, and community groups with interest in housing such as PACO (Puerto Rican Association for Community Organization).

The Jersey City Redevelopment has maintained its contracts with part of the Negro Community by its active representation on the Model Cities Neighborhood Planning Committee and the Model Cities Housing Subcommittee.

A number of indications are present which lead to the conclusion that race is no longer the barrier that it once was. There are now several neighborhoods, all white until recently, where Negroes and Spanish-Americans are now moving in. The press is fully in support of open occupancy

and enforcement of the state law, the President's Executive Order, and the Civil Rights Acts of 1866 and 1968.

During the relocation work, the following practices will be observed: (1) Referrals to housing will be made on the basis of the individual's or family's interests and ability to pay without regard to race, (2) Non-white individuals and families will be encouraged to seek the best housing they can reasonably afford and not to confine their efforts to traditional non-white neighborhoods, (3) Individuals and families will be informed about the services available from the State Commission Against Discrimination, including complaint procedure, in order that expert assistance and/or formal redress can be obtained in case discrimination is encountered, (4) The Subcommittee will remain active through the relocation period and will be called upon for extensive assistance whenever needed.

b. The Elderly

Survey data indicates that 43 families have elderly heads of households. There are 24 elderly individual householders. There are 41 families with elderly heads of households that appear eligible for public housing. Elderly people will have priority in the public housing facilities. In addition, over 7 percent of the standard private housing available in Jersey City consists of small units suitable for the needs of the elderly at relatively low costs. Fourteen (14) of the elderly heads of households and eight (8) of the elderly individuals either own their own homes outright or have substantial equity in their property. In any case where financial, health, or emotional factors make relocation difficult, the services of the Community Service Worker will be obtained so that the family or person can be helped to make the best decision.

c. Large Families

The Jackson Avenue Project will displace 29 large families of 8 or more of whom 5 are homeowners.

d. Low-Income Individuals and Families

The staff of the Jersey City Redevelopment Agency will give special attention to individuals and families who may be eligible for public assistance but who have not applied, as well as those who have some barrier to eligibility which may be overcome. Through conferences with the Directors of Jersey City Welfare and Hudson County Welfare Departments, an agreement has been established that will provide rapid service in processing such applications and determining eligibility. A particular effort will be made in this project to increase the percentage of public housing eligibles who apply for and accept public housing. Through special effort in the information program, special attention on the part of the Relocation Staff, and joint planning with cooperative agencies, it is expected that this percentage can be increased. In cases where there is unemployment and/or major lack of earning power, referrals will be made to the State Employment Services, Vocational Rehabilitation, and the Manpower Training Center.

Where illness or physical or mental disability is a problem, the Community Services staff makes referrals with continuing follow-up to the appropriate agency or institution, such as the Public Health Nurse, Visiting Nurse Association, or hospitals.

D. Relationships with Site Occupants

1. Informational Program

Before the Part I Application was submitted to the Federal Government for approval, staff met with neighborhood leaders and civic groups in the project area, and significant leaders in the area are to be included on the Citizen's Advisory Committee. There has been continuing newspaper publicity given to the project, and this medium will continue to be used as a means of keeping project occupants informed, and, as in the past, this will be supplemented by periodic informational releases by the Redevelopment Agency.

Informational agency material in the form of notices will be distributed to site occupants no later than the time that the City Council approves the revised Renewal Plan. These notices will:

- a. Describe the proposed project and indicate the proposed boundaries.
- b. Describe the relocation services and aids to be available upon execution of the Contract for loan and grant.
- c. Indicate the availability of Relocation Payments, including the types of payments and the general eligibility criteria for residential and non-residential occupants.

Immediately upon project approval, a series of community meetings will be held to explain the relocation program, the relocation services, acquisition procedures, etc. Every effort will be made to involve a high percentage of site occupants in these programs. An informational statement is hand delivered and explained to each site occupant. It explains the nature of the project, the relocation process and procedures, and the relocation benefits. A business informational statement is distributed separately.

- d. Upon acquisition of the property by the Agency, the occupants are advised about the transfer of title, the rental procedures, and the relocation staff begins visiting the occupants. The informational statements will be distributed in as many languages as are required by nationality groups on site.

2. Interview with Site Occupants

Information concerning household characteristics, rent payment ability, individual and family income, family composition, and public housing eligibility of individuals and families presently residing within the project area was procured in the preparation of this report by means of a personal interview of site occupants. This information is recorded and currently on file at the office of the Redevelopment Agency.

As soon as possible after approval of the revised Contract for Loan and Grant, the relocation staff will conduct a 100% survey of site occupants for the purpose of obtaining information on relocation requirements of site occupants, determining the relocation assistance which site occupants require, and delivering to the site occupants informational material which explains the relocation services which will be available. The Small Business Administration office will be furnished a listing of the name, address, and type of business of all business concerns which will be affected by this project.

As properties are acquired, the relocation staff will reinterview site occupants for the purpose of updating information previously obtained. The previously delivered Informational Statement will be discussed at this interview and its contents explained. The recipient will be requested to sign a receipt to the effect that the Statement was delivered and explained. These receipts will be retained by the Redevelopment Agency as verification of proper notification. In addition, the interviewer will discuss and ascertain the site occupant's relocation needs.

3. Establishment of Relocation Office

The Redevelopment Agency has established a Relocation Office within the Jackson Avenue Project area. The Relocation Office is open from 9:00 a.m. to 5:00 p.m. weekdays, and at other times by appointment.

4. Referral Procedures

The referral procedure will be essentially one of personal contact and assistance by the Relocation Staff. Individuals and families who are apparently eligible for low-rent public housing will be referred to the Jersey City Housing Authority and the Housing

Authority will be requested to keep the Relocation Office informed about the disposition of the referral; if necessary, the Relocation Staff will assist individuals and families in supplying the Housing Authority with the information which it requires in assessing the application. In addition, the Housing Authority will be requested to keep the Relocation Office informed of any current or pending vacancies so that the housing unit can be utilized by a dislocated individual or family.

Those individuals and families who expect to relocate in the private housing market will be notified of vacancy listings by the Relocation Staff and arrangements will be made for the inspection of the vacancy by the individual or family. Transportation will be provided for the inspection, and a member of the Relocation Staff will accompany the individual or the family, if requested or if it is deemed advisable. Individuals and families will be referred only to vacancies which are decent, safe, and sanitary, in desirable locations, and in reasonable conformity with the family's needs and desires. The Relocation Staff will continue to provide further referrals when the reasons for a family's rejection of a housing unit is reasonable or when they are unable to obtain the unit. Complete and accurate records of referrals of individuals and families, and the results thereof, will be maintained on the Site Occupant Relocation Record.

The Jersey City Redevelopment Agency will not make referrals to housing units which are scheduled for clearance under a Title I project in planning or execution or other governmental activity.

5. Inspection of Relocation Housing

Housing available for referral to site occupants will be viewed by certified inspectors prior to referral to individuals and families to assure that it is decent, safe, and sanitary. However, any housing unit which has been approved by VA or FHA for mortgage insurance, and public housing, will not be inspected. This Agency will, however, inspect dwellings of all self-relocated individuals and families as soon as possible after the Relocation Office is aware that an individual or family plans to move. If the dwelling being considered is substandard the Relocation

Office will so advise the individual or family and offer the staff's assistance in finding a standard housing unit. However, if an individual or family does relocate in a substandard dwelling, the individual or family will be considered temporarily relocated and its name will be retained on the vacancy referral list. However, if the individual or family does not cooperate with the Relocation Staff and efforts to relocate the family in standard accommodations are to no avail, the Relocation Staff will refer the matter to the Department of Buildings with the objective of bringing the housing unit into conformity with local codes. The results of all housing inspections will be recorded on a special form developed for this purpose.

6. Tracing of Self-Relocated Families

Families who move voluntarily without leaving any record of their new addresses with the Relocation Office will be traced by securing information on change of address from such sources as mailmen, employers, insurance agents, utility companies, school principals, clergy, neighbors and friends. When the address to which a family has moved has been ascertained, the relocation staff will request permission to inspect the premises to determine whether or not they meet the standards of decent, safe, and sanitary housing. If inspection reveals that they do not, an offer of further assistance to relocate the particular family into "decent, safe and sanitary housing" will be made. For cases where the family cannot be traced, the Site Occupant's Relocation Record will indicate what steps had been taken to locate the family. After all reasonable efforts to find a family are exhausted and unsuccessful, the tracing of the family will be abandoned. The Site Occupant Relocation Record will be fully documented to indicate the contacts made in trying to locate the family.

7. Referral to Social Agencies

- Community Service Workers will be assigned to all project sites. The function of the Community Service Worker is as follows:

- a. To assist the Site Office in preparing the occupants and the neighborhood generally for relocation.
- b. To provide direct short term casework services to families where indicated for the purpose of effectuating satisfactory relocation.
- c. To refer relocated families needing long term services to the appropriate public and voluntary agencies.
- d. To maintain liaison with social agencies, schools, churches and other appropriate organizations in the community for the purpose of securing understanding of the need for relocation and cooperation in assisting families in relocation. Those agencies participating are as follows:

Public

Bureau of Housing Inspection	City Hall, J. C.
Dept. of Community Affairs	City Hall, J. C.
Dept. of Health & Welfare	City Hall, J. C.
Housing Authority of the City of Jersey City	514 Newark Avenue, J. C.
Hudson County Mental Health Assn.	297 Academy Street, J. C.
Hudson County Probation Bureau	595 Newark Avenue, J. C.
Hudson County Welfare Board	100 Newkirk Street, J. C.
J. C. Board of Education	100 Newkirk Street, J. C.
J. C. Fire Department	City Hall, J. C.
Hudson County Legal Services	628 Newark Avenue, J. C.
J. C. Medical Center	Baldwin Avenue, J. C.
J. C. Police Department	765 Montgomery Street, J.C.
J. C. Water Department	City Hall, J. C.
J. C. Welfare Division	46 Mercer Street, J. C.
B. S. Pollack Hospital	100 Clifton Place, J. C.
Kenny Pollack Rehabilitation	100 Clifton Place, J. C.
Margaret Hauge Maternity Hospital	88 Clifton Place, J. C.
N. J. Bureau of Parole, Dept. of Institutions & Agencies	910 Bergen Avenue, J. C.
N. J. Commission for the Blind	1100 Raymond Blvd., Newark
N. J. Community Action Training Institute	2465 So. Broad Street, Trenton
N. J. State Employment Agency	(25 Enos Pl., J. C.
Public Health Nursing Agency)87 Newkirk Street, J. C.
Small Business Administration	7th Floor, C Building
Social Security Administration	Medical Center, J. C.
N. J. Division of Veteran's Service Regional Office	10 Commerce Street, Newark
Veteran's Administration	2844 Kennedy Blvd., J.C.
Visiting Homemaker Service	Jordan Avenue & Montgomery Street, J. C.
	20 Washington Place, Newark
	93 Nelson Place, J. C.

Private

American Cancer Society	40 Journal Square, J. C.
American Red Cross	612 Bergen Avenue, J.C.
Arthritis & Rheumatism Foundation	671 Broad Street, Newark
Boy Scouts of America	30-32 Journal Square, J.C.
Bureau of Children's Services	910 Bergen Avenue, J.C.
Catholic Youth Center	380 Bergen Avenue, J. C.
Crippled Children's Unit of United Hospitals of Newark	89 Park Avenue, Newark
Goodwill Industries	49-55 Fremont Street, J. C.
Hearing & Speech Center of Hudson County	Medical Center 6C, J. C.
Hearing and Speech Services	2272 Kennedy Blvd., J. C.
Hudson County Bar Ass'n. (Referral Service)	285 Magnolia Avenue, J. C.
Hudson County Cerebral Palsy League	717 - 11th Street, U. C.
Hudson County Council of Social Agencies	857 Bergen Avenue, J. C.
Hudson County Heart Ass'n. Inc.	30 Journal Square, J. C.
Hudson County Senior Citizens Recreational Club	48 Beach Street, J. C.
Hudson County Tuberculosis & Health League	12 Baldwin Avenue, J. C.
International Institute of J. C.	30 Journal Square, J. C.
J. C. Chamber of Commerce	921 Bergen Avenue, J. C.
Legal Aid Society	15 Exchange Place, J. C.
The Lutheran Welfare Ass'n. of New Jersey	79 Nelson Avenue, J. C.
Mary Stevens Hammond Memorial Home	1036 Park Avenue, Hoboken
Mid-Jersey Paraplegia Ass'n. Kessler Institute	Pleasant Valley Way West Orange
Mt. Carmel Guild	99 Central Avenue, J. C.
Muscular Dystrophy Ass'n. of Hudson County	2272 Kennedy Blvd., J. C.
N.A.A.C.P.	427 Jackson Avenue, J. C.
Pavonia Girl Scout Council	3487 Kennedy Blvd. J. C.
Planned Parenthood Ass'n. of Hudson County	777 Bergen Avenue, J. C.
Psychological and Social Educational Services	31 Clinton Avenue, J. C.
Real Estate Board of J. C.	895 Bergen Avenue, J. C.
The Salvation Army	531 Jersey Avenue, J. C.
St. Vincent De Paul Society	198 Mercer Street, J. C.
St. Francis Hospital	25 E. Hamilton Place, J. C.
St. Joseph's School for the Blind	253 Baldwin Avenue, J. C.
Social Welfare Office	2272 Kennedy Blvd., J. C.
Society for the Prevention of Cruelty to Animals	484 Johnston Avenue, J. C.
Young Women's Christian Ass'n.	270 Fairmount Avenue, J. C.
Young Men's Christian Ass'n.	654 Bergen Avenue, J. C.

However, the basis of the services of the Community Service Worker shall be family, difficulties which hinder relocation. There must be continual sharing of pertinent information concerning individual families between the Relocation Site Manager, the Community Service Worker and the Director of the Relocation Division.

8. Mortgage Financing Assistance

As part of its activities, the Relocation Staff will explain procedures and offer full assistance to prospective home buyers in obtaining mortgage financing. Particular emphasis will be given in explaining the provisions of the Section 235 Mortgage Assistance Program of the Federal Housing Administration and in expediting mortgage financing of this type. FHA Form 3476, Certificate of Eligibility under Section 221 of the National Housing Act, will be furnished to prospective tenants of Section 221 multi-family housing, as well as to prospective home buyers seeking mortgage financing under Section 221. In addition, contacts have been made with lending institutions, and will be continued, to encourage their interest in providing 235 or conventional mortgages.

E. EVICITION POLICY

The Redevelopment Agency will not undertake any premature or ill-considered action to evict individuals or families from the project area because such action might interfere with orderly relocation and might tend to cause families to move into undesirable or overcrowded quarters, thus defeating the objectives of the relocation program. Accordingly, the eviction policy of this Agency will be applied to occupants of acquired property only as a last resort and will be undertaken only under the following circumstances:

1. Failure of an individual or family to recognize an obligation to pay rent.
2. The maintenance of a nuisance or the use of the premises for illegal purposes.
3. A material breach of the rental agreement.
4. Refusal of an individual or family to consider, without adequate reason, housing units meeting relocation standards and suitable for the family.
5. The failure of an individual or family to cooperate with the Redevelopment Agency. An example of such failure to cooperate would be refusal to admit a member of the Relocation Staff to the home, coupled with persistent evasion of attempts made by the Redevelopment Agency to reach the family by other reasonable means.
6. Situations requiring eviction under State or local law.

F. RELOCATION PAYMENTS

Financial Assistance to defray the cost of moving and any actual direct losses of property are available to all site occupants who are displaced by project activities if they are eligible for payments under the Federal Rules and Regulations Governing Relocation Payments pursuant to Section 114 of the Housing Act of 1949, as amended.

In addition, the various Housing Acts as amended contain provisions which permit, under certain circumstances, Additional Relocation Payments to be made to certain families, handicapped individuals and individuals over 62; and Small Business Displacement Payments to certain displaced business concerns. These payments are in addition to reimbursement for moving expenses and/or actual direct losses of property. Full details with respect to these payments will be given site occupants in the informational material to be distributed from time to time (copies in the appendix).

1. Categories of Occupants to Whom Relocation Payments Are to be Made.
 - a. Eligible families owning furniture.
 - b. Eligible families not owning furniture.
 - c. Eligible individuals owning furniture.

- d. Eligible individuals not owning furniture.
- e. Eligible business concerns and non-profit institutions.

2. Eligibility Criteria:

- a. In order to be eligible for a relocation payment, the displacement of the site occupant must:
 - 1. Be from real property within the Urban Renewal area, and occur on or after the date of approval of the project expenditures budget for this project, and
 - 2. Be made necessary by the acquisition of such real property by the Redevelopment Agency. A site occupant of a property contemplated for acquisition on the date of approval of the project expenditures budget, regardless of when or if such acquisition takes place, and a site occupant of the property at the time of its acquisition may be deemed displaced by the acquisition upon vacating the property.

3. Restrictions on Payment of Relocation Claims:

Site occupants who fail to recognize their obligations to pay rent, or who remove, without authorization, fixtures or other items purchased with the real estate, may forfeit their right to a relocation payment.

4. Time Limit for Submission of Claim:

All claims for relocation moving payments and additional relocation payments must be submitted to the Redevelopment Agency within six (6) months after displacement. However, claims for additional relocation payments must be submitted within six (6) months after displacement. It is suggested that families and individuals who intend to file for both types of payments, submit their claims for both at the same time.

5. Method of Payment:

Families and individuals who are displaced will be granted the option of claiming a fixed relocation payment based on the number of rooms they occupy, or for claiming reimbursement of their actual moving expenses and direct losses of property. Form H-6142, Fixed Relocation Payments Schedule, will be submitted at a later date.

6. Filing of Claim:

- a. In order to obtain a Fixed Relocation Payment, an individual or family will be required to submit a written claim on Form H-6140, Claim for Relocation Payment.
- b. In order to obtain a Relocation Payment for actual moving expenses and direct loss of property, a family, individual or business concern may move at its own expense and seek reimbursement upon presentation of a receipted bill. However, by prearrangement between the Redevelopment Agency, the occupant and the mover, the Redevelopment Agency will pay the mover directly. The following will be required to be submitted in support of the claim:
 - 1. Form H-6140.1, 6140.2, Claim for Relocation Payment (families and individuals).
 - 2. A receipted bill or other written evidence of moving expenses.
 - 3. Written evidence supporting the portion of the claim for actual direct loss of property, including an appraisal.
- c. A claim for an Additional Relocation Payment must be submitted on Form H-6141.1, 6141.1 sup., 6141.2, 6141.3.
- d. Business concerns must submit their Claim for Relocation Payment on Forms H-6146.1 and H-6146.2 if the claim is just for reimbursement of actual moving expenses. Claims for actual direct loss of property must include Form H-6146.3, and a claim for a Small Business Displacement payment must be supported by Form H-6146.4. All of these claim forms will be available in the Relocation Site Office.

e. Special conditions for business concerns:

1. A business concern must give the Redevelopment Agency at least thirty (30) days, but not more than ninety (90) days, written notice of its intention to move and must permit the Redevelopment Agency, at all reasonable times, to inspect the personal property to be moved.
2. No claim for relocation payment in excess of \$500. shall be allowed for moving expenses or direct loss of property unless the concern has submitted to the Jersey City Redevelopment Agency at least fifteen (15) days prior to the commencement of the move, a bid from three (3) separate firms covering the costs involved.
Payment to a business concern for moving expenses shall not exceed the amount of the low bid submitted.
3. A relocation payment for moving expenses to a business concern that moves beyond 100 miles from the City boundary will not be in excess of the reasonable and necessary expenses for moving a distance of 100 miles.

7. Limitation of Relocation Payments:

- a. The maximum payment for moving expenses and actual direct loss of property that may be made to families and individuals is \$200. However, eligible individuals and families may receive up to \$1,000. as an Additional Relocation Payment.
- b. The maximum relocation payment to business concerns is as follows:
 1. If for moving expenses only, the actual amount incurred up to \$25,000 is reimbursable.
 2. If for moving expenses and direct loss of property, or for actual direct loss of property only, the actual amount up to \$3,000. is reimbursable.
 3. If eligible, a Small Business Displacement Payment of \$2,500.

G. Assistance to Business Concerns:

The informational program for business concerns will be carried out as described in Section D of this program. In addition, material providing special information to displaced businesses will be prepared and distributed by the Relocation Staff. The Staff will offer full assistance to businessmen in the preparation of the forms and documentation necessary to support relocation payment claims, and assist in the preparation of applications for refinancing with local lending institutions or with the Small Business Administration under provisions of special legislation favorable to businesses forced to move from urban renewal project area.

Furthermore, personnel of the Relocation Staff, experienced in business relocation problems, will review the needs of firms being displaced, and working with the Chamber of Commerce and other such organizations, will assist in locating and referring to these facilities and sites, preferably and if at all possible within the City of Jersey City, adequate for present needs and future growth. In order to accomplish this, the proprietors of commercial establishments will be requested to prepare an outline of the type and size facility needed for their respective purposes.

This information will be circulated to the above-mentioned organizations and among real estate brokers in the community who may be of help in locating suitable accommodations for the businesses.

Although businessmen, whether owners or tenants, will receive payments for moving expenses, unlike individual and family relocation, the Jersey City Redevelopment Agency is under no formal Federal obligation to find new locations for them. It is as important to the business being forced to move as it is to the City's overall renewal program, however, that the Redevelopment Agency assume the responsibility of assisting the relocation of businesses in every way possible. Much will depend on the interest and initiative shown by the businessman himself. The Relocation Staff will do all that it can to help.

H. Additional Relocation Requirements

State or local laws do not prescribe relocation requirements beyond those provided for here in accordance with Federal requirements.

NARRATIVE SUPPLEMENT TO FORM H-6122

A. Basis for Estimates:

1. The number, size, and income of families, and eligibility for public housing was obtained from a 94% survey of site occupants which was conducted by the Relocation Staff during August 1970 and May 1971.
2. The proposed rehousing of families shown in Block V is based on preferences expressed by the Site occupants and the Relocation Staff's judgment. Rehousing requirements (Block VII) were determined on the same basis.
3. The number, size, rent, and price distribution of housing resources expected to be available during the displacement period for this project, and shown in Block VII, were based on information projected from classified real estate advertisements, from local real estate brokers, the City Assessor's Office, the Housing Authority, and 1960 Housing Census Data.

B. Assumptions and Conclusions:

The available information indicates that the new housing scheduled for construction will be available for families to be dislocated from the project area. (Also please see attached letters from the local Housing Authority). In addition it will be the policy of the Redevelopment Agency to maintain in suitable condition the better properties acquired, so that a certain number of the better houses in one section of the project area will always be available for temporary relocation purposes. In addition to the new construction, the existing supply of housing, both private and public, will supplement the new housing to be constructed. Therefore, there should be more than enough housing available to meet the requirements of the site occupants to be dislocated.

C. Basis of Rent/Income Ratios:

The rent/income ratio and the sales price/income ratio are 25% of the gross monthly income and $2\frac{1}{2}$ times the annual family income respectively. With respect to sales housing the monthly carrying cost should not exceed 25% of the gross monthly income. However, the circumstances of each family will be considered in applying the ratios since the overall economic situation of the family as well as family size might dictate a lower expenditure for monthly housing costs, or conversely, might permit a larger expenditure.

D. Competition for Housing Resources:

Competition for housing resources during the displacement period contemplated by this project will be generated by code enforcement activities. Latest estimates indicate the following workload, by race, from each of these sources:

	<u>Total</u>	<u>Negro</u>	<u>Sp.Amer.</u>	<u>White</u>
Code Enforcement	660	330	198	132

Relating this workload to Form H-6122, it is evident that there will be adequate resources for all displaced families since there is a surplus of housing in all required price ranges and bedroom sizes.

The above estimates of competition for housing resources are consistent with that reported in the latest Workable Program for Community Improvement.

E. Numerical Estimates of Other Site Occupants:

There are 11 rooming houses or hotels in the area. In addition, 64 business concerns will be displaced by project activities.

F. Type and Quality of Housing Available For Displaced Individuals

Of the 162 individuals who are site residents, 24 or approximately 15% are elderly persons. Based upon information supplied by the Jersey City Housing Authority, two units of senior citizen housing containing 286 apartments are completed. Also, based upon information given by the Rooming House and Hotel Division of the Fire Department there are approximately 900 such units. On the basis of a sample survey of several typical facilities, the occupants of these facilities are very mobile and an annual turnover of 100% is not uncommon. A listing of all such facilities licensed by the Fire Department, Rooming House and Hotel Division will be maintained for referral purposes. In addition, unused bedrooms in single-family housing units are sometimes used by single persons, but no attempt was made to estimate the number since there will be adequate vacancies in the licensed rooming housing to meet the needs of this project.

G. Financing for Displaced Non-White Families

Non-White families wishing to purchase homes in which to relocate will be given assistance through the FHA 235 mortgage insurance program, and through regular FHA and conventional loan programs.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES

Jersey City, New Jersey

PROJECT NAME

Jackson Avenue Project Area

PROJECT NUMBER

NJR-12

ESTIMATED LENGTH
OF DISPLACEMENT
PERIOD: _____

DATE OF SUBMISSION

June 1971

INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.

1. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	MINORITY GROUP			
	TOTAL	WHITE (Nonminority)	NEGRO	OTHER MINORITY
a. Estimated number of families in project area				
b. Estimated number to be displaced from property to be acquired by LPA	308	2	306	—
c. Estimated number to be displaced from property to be acquired by other public bodies	—	—	—	—
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	—	—	—	—

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE (Nonminority)			NEGRO			OTHER MINORITY		
	TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS
a. TOTAL	2	1	1	306	201	105	--	--	--
b. Eligible for federal aided public housing	2	1	1	254	171	83	--	--	--
c. Eligible for State or locally aided public housing	--	--	--	--	--	--	--	--	--
d. Ineligible for public housing	--	--	--	52	30	22	--	--	--

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

[illegible]

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

[illegible]

V PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, AND IV ABOVE

[illegible]

PROJECT NAME		PROJECT NUMBER							
Jackson Avenue Project Area		NJR-12							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)									
A. SIZE, BY INCOME, OF WHITE (Nonminority) FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	2	1	1						
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299	1	1							
\$300 - \$349	1		1						
\$350 - \$399									
\$400 - 449									
\$450 - \$499									
\$500 or more									

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE (Nonminority) FAMILIES TO BE DISPLACED FROM PROJECT AREA						
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	2	1	1			
\$0 - \$49						
\$50 - 99						
\$100 - \$149						
\$150 - \$199						
\$200 - \$249						
\$250 - 299	1	1				
\$300 - \$349	1		1			
\$350 - 399						
\$400 - 449						
\$450 - 499						
\$500 or more						

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME		PROJECT NUMBER							
Jackson Avenue Project Area		NJR-12							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA - <i>Continued</i> (Include all listed under II, III, and IV)									
C. SIZE, BY INCOME, OF NEGRO FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	306	95	61	54	23	21	23	9	20
\$0 - 49	--	--	--	--	--	--	--	--	--
\$50 - 99	2	2	--	--	--	--	--	--	--
\$100 - 149	15	5	3	3	1	1	1	--	1
\$150 - 199	16	5	4	4	1	1	1	--	--
\$200 - 249	22	7	4	3	2	3	2	1	--
\$250 - 299	24	7	5	4	2	1	2	--	3
\$300 - 349	32	10	7	6	2	2	2	1	2
\$350 - 399	37	9	8	7	3	2	3	1	4
\$400 - 449	27	8	4	4	1	2	4	2	2
\$450 - 499	22	7	4	5	1	1	1	1	2
\$500 or more	109	35	22	18	10	8	7	3	6

D. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF NEGRO FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	306	98	116	50	25	17			
\$0 - \$49	--	--	--	--	--	--			
\$50 - \$99	2	2	--	--	--	--			
\$100 - \$149	15	5	7	2	--	1			
\$150 - \$199	16	6	6	3	1	--			
\$200 - \$249	22	7	8	6	1	--			
\$250 - \$299	24	8	9	4	2	1			
\$300 - \$349	32	11	15	3	2	1			
\$350 - \$399	37	10	16	5	3	3			
\$400 - \$449	27	8	9	5	3	2			
\$450 - \$499	22	7	8	3	3	1			
\$500 or more	109	34	38	19	10	8			

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME		PROJECT NUMBER							
Jackson Avenue Project Area		NJR-12							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA - <i>Continued</i> (Include all listed under II, III, and IV)									
C. SIZE, BY INCOME, OF OTHER MINORITY FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL									
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299		----- NONE -----							
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									
D. BEDROOM REQUIREMENTS, BY INCOME, OF OTHER MINORITY FAMILIES TO BE DISPLACED									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL									
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249		----- NONE -----							
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing

Jackson Avenue Project Area

PROJECT NUMBER

NJR-12

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE (Nonminority) FAMILIES

TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE	
			EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW
1. PUBLIC HOUSING 0																
a. Federally aided		-			-			-			-			-		
b. State or locally aided		-			-			-			-			-		
2. STANDARD PRIVATE RENTAL HOUSING																
TOTAL 2		2	3206	683	-	4163	954	-	2463	495	-	684	250	-	171	0
GROSS MONTHLY RENTAL	Under \$10	-	42	0	-	0	0	-	0	0	-	0	0	-	0	0
	\$10 - \$49	-	147	0	-	11	0	-	0	0	-	0	0	-	0	0
	\$50 - \$59	-	203	21	-	153	0	-	7	0	-	0	0	-	0	0
	\$60 - \$69	-	401	32	-	407	49	-	118	25	-	3	0	-	0	0
	\$70 - \$79	1	518	57	-	582	86	-	301	46	-	52	27	-	0	0
	\$80 - \$89	1	918	68	-	1144	113	-	426	58	-	109	38	-	0	0
	\$90 and over	-	977	505	-	1866	708	-	1611	366	-	520	185	-	171	0
	3. STANDARD SALES HOUSING															
TOTAL 0		-			-	1411		-	1021		-	1297		-	324	
SALES PRICE	Under \$5,000	-			-	0		-	0		-	0		-	0	
	\$5,000 - \$5,999	-			-	0		-	0		-	0		-	0	
	\$6,000 - \$6,999	-			-	0		-	0		-	0		-	0	
	\$7,000 - \$7,999	-			-	0		-	0		-	0		-	0	
	\$8,000 - \$8,999	-			-	0		-	0		-	0		-	0	
	\$9,000 - \$9,999	-			-	81		-	0		-	0		-	0	
	\$10,000 - \$11,999	-			-	204		-	200		-	0		-	0	
	\$12,000 and over	-			-	1126		-	821		-	1297		-	324	

PROJECT NAME

Jackson Avenue Project Area

PROJECT NUMBER

NJR-12

14-69

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY - Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NEGRO FAMILIES

TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS				
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE			
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		
1. PUBLIC HOUSING	36	9	144	-	7	840	-	10	504	-	7	168	-	3	combine 2 smaller apts.			
a. Federally aided																		
b. State or locally aided																		
2. STANDARD PRIVATE RENTAL HOUSING																		
TOTAL	177	89	3602	683	61	4163	954	18	2463	495	4	684	250	5	171	0		
GROSS MONTHLY RENTAL	Under \$40	-	42	0	-	0	0	-	0	0	-	0	0	-	0	0		
	\$40 - \$49	-	147	0	-	11	0	-	0	0	-	0	0	-	0	0		
	\$50 - \$59	4	203	21	3	153	0	-	7	0	-	0	0	-	0	0		
	\$60 - \$69	7	401	32	5	407	49	1	118	25	-	3	0	-	0	0		
	\$70 - \$79	8	518	57	14	582	86	4	301	46	1	52	27	-	0	0		
	\$80 - \$89	11	918	68	16	1144	113	3	426	58	1	109	38	3	0	0		
	\$90 and over	59	977	505	23	1866	708	10	1611	366	2	520	185	2	171	0		
3. STANDARD SALES HOUSING																		
TOTAL	93	-			48	1411		22	1021		14	1297		9	324			
SALES PRICE	Under \$5,000	-			-	0		-	0		-	0		-	0			
	\$5,000 - \$5,999	-			-	0		-	0		-	0		-	0			
	\$6,000 - \$6,999	-			-	0		-	0		-	0		-	0			
	\$7,000 - \$7,999	-			-	0		-	0		-	0		-	0			
	\$8,000 - \$8,999	-			-	0		-	0		-	0		-	0			
	\$9,000 - \$9,999	-			-	81		-	0		-	0		-	0			
	\$10,000 - \$11,999	-			-	204		-	200		-	0		-	0			
	\$12,000 and over	-			48	1126		22	821		17	1297		9	324			

PROJECT NAME

Jackson Avenue Project Area

PROJECT NUMBER

NJR-12

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY - *Continued*

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO OTHER MINORITY FAMILIES

TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS			
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW	EXIST- ING
1. PUBLIC HOUSING																	
a. Federally aided																	
b. State or locally aided																	
2. STANDARD PRIVATE RENTAL HOUSING																	
TOTAL																	
GROSS MONTHLY RENTAL	Under \$40																
	\$40 - \$49																
	\$50 - \$59																
	\$60 - \$69																
	\$70 - \$79																
	\$80 - \$89																
	\$90 and over																
3. STANDARD SALES HOUSING																	
TOTAL																	
SALES PRICE	Under \$5,000																
	\$5,000 - \$5,999																
	\$6,000 - \$6,999																
	\$7,000 - \$7,999																
	\$8,000 - \$8,999																
	\$9,000 - \$9,999																
	\$10,000 - \$11,999																
	\$12,000 and over																

PROJECT LOCALITY

Jersey City, New Jersey

PROJECT NAME

Jackson Avenue Project Area

PROJECT NUMBER

NJR-12

ESTIMATED LENGTH
OF DISPLACEMENT
PERIOD:

DATE OF SUBMISSION

June 1971

1. NUMBER OF ~~XXXXXX~~ IN PROJECT AREA AND NUMBER TO BE DISPLACED INDIVIDUALS

FAMILIES	MINORITY GROUP			
	TOTAL	WHITE (Nonminority)	NEGRO	OTHER MINORITY
a. Estimated number of families in project area				
b. Estimated number to be displaced from property to be acquired by LPA	166	4	162	----
c. Estimated number to be displaced from property to be acquired by other public bodies	---	---	----	----
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	---	---	----	----

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE (Nonminority)			NEGRO			OTHER MINORITY		
	TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS
a. TOTAL	4	4	---	162	149	13	--	--	--
b.. Eligible for federal aided public housing	4	4	---	109	106	3	--	--	--
c. Eligible for State or locally aided public housing	--	--	---	---	---	--	--	--	--
d. Ineligible for public housing	--	--	---	53	43	10	--	--	--

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

[illegible]

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED -

[illegible]

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, AND IV ABOVE

[illegible]

PROJECT NAME		PROJECT NUMBER							
Jackson Avenue Project Area		NJR-12							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF HOUSEHOLDS TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV) Individuals									
A. SIZE, BY INCOME, OF WHITE (Nonminority) FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES	Individuals							
		NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	4	4							
\$0 - \$49									
\$50 - \$99									
\$100 - \$149	2	2							
\$150 - \$199	1	1							
\$200 - \$249									
\$250 - \$299									
\$300 - \$349	1	1							
\$350 - \$399									
\$400 - 449									
\$450 - \$499									
\$500 or more									
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE (Nonminority) FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	4	4							
\$0 - \$49									
\$50 - 99									
\$100 - \$149	2	2							
\$150 - \$199	1	1							
\$200 - \$249									
\$250 - 299	1	1							
\$300 - \$349									
\$350 - 399									
\$400 - 449									
\$450 - 499									
\$500 or more									

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME Jackson Avenue Project Area	PROJECT NUMBER NJR-12
--	---------------------------------

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF ~~FAMILIES~~ **INDIVIDUALS** TO BE DISPLACED FROM PROJECT AREA - Continued
(Include all listed under II, III, and IV)

C. SIZE, BY INCOME, OF NEGRO ~~FAMILIES~~ **INDIVIDUALS** TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES	Individuals NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		<input checked="" type="checkbox"/> 2	3	4	5	6	7	8	9 OR MORE
TOTAL	162	162							
\$0 - 49	---								
\$50 - 99	1	1							
\$100 - 149	5	5							
\$150 - 199	15	15							
\$200 - 249	17	17							
\$250 - 299	18	18							
\$300 - 349	24	24							
\$350 - 399	20	20							
\$400 - 449	18	18							
\$450 - 499	17	17							
\$500 or more	27	27							

D. BEDROOM REQUIREMENTS, BY INCOME, OF NEGRO FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES Individuals	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	162	162				
\$0 - \$49	---	-----				
\$50 - \$99	1	1				
\$100 - \$149	5	5				
\$150 - \$199	15	15				
\$200 - \$249	17	17				
\$250 - \$299	18	18				
\$300 - \$349	24	24				
\$350 - \$399	20	20				
\$400 - \$449	18	18				
\$450 - \$499	17	17				
\$500 or more	27	27				

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME

Jackson Avenue Project Area

PROJECT NUMBER

NJR-12

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA - Continued
(Include all listed under II, III, and IV)

C. SIZE, BY INCOME, OF OTHER MINORITY FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL									
\$0 - \$49									
\$50 - \$99			N	O	N	E			
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									

D. BEDROOM REQUIREMENTS, BY INCOME, OF OTHER MINORITY FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL						
\$0 - \$49						
\$50 - \$99						
\$100 - \$149			N	O	N	E
\$150 - \$199						
\$200 - \$249						
\$250 - \$299						
\$300 - \$349						
\$350 - \$399						
\$400 - \$449						
\$450 - \$499						
\$500 or more						

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing

\$12,000 and over

[illegible]

PROJECT NAME

Jackson Avenue Project Area

PROJECT NUMBER

NJR-12

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY - *Continued*

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO OTHER MINORITY FAMILIES

TYPE OF HOUSING		1 BEDROOM		2 BEDROOMS		3 BEDROOMS		4 BEDROOMS		5 OR MORE BEDROOMS			
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING													
a. Federally aided													
b. State or locally aided													
2. STANDARD PRIVATE RENTAL HOUSING													
TOTAL													
GROSS MONTHLY RENTAL	Under \$40												
	\$40 - \$49												
	\$50 - \$59												
	\$60 - \$69												
	\$70 - \$79												
	\$80 - \$89												
	\$90 and over												
	----- NONE -----												
3. STANDARD SALES HOUSING													
TOTAL													
SALES PRICE	Under \$5,000												
	\$5,000 - \$5,999												
	\$6,000 - \$6,999												
	\$7,000 - \$7,999												
	\$8,000 - \$8,999												
	\$9,000 - \$9,999												
	\$10,000 - \$11,999												
	\$12,000 and over												

HOUSING AUTHORITY

OF THE

CITY OF JERSEY CITY

BOX 8051, FIVE CORNERS STATION
JERSEY CITY, NEW JERSEY 07308

OLDFIELD 3-6400

December 18, 1968

*Housing
Authority*

Mr. Joseph G. Feinberg
Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, N.J. 07306

Dear Mr. Feinberg:

We are referring to your letter of December 13, 1968 regarding your Agency's relocation plan for the three areas in our Community for which you have submitted an application for a Loan and Grant to the Regional Urban Renewal Office in Philadelphia.

As in the past we have assisted your Agency whenever possible in the relocation of families involved. We strived to give you top priority and have placed many 3 and 4 Bedroom apartments at the disposal of the Jersey City Redevelopment Agency in the past in the Gregory and St. Johns locations plus the Holland Tunnel Area and more recently the Downtown Area.

We of course offered our larger units for your families of all races, creeds and color as their requirements may be, in addition to our public housing units, we are pleased to announce that we have applied for 300 units of Leased Housing which would place us in a position to be of further service to the Community and your Agency. We have asked for many 3, 4, and 5 Bedroom apartments and even some small one family homes which will allow us to assist you to house the very large families.

Very truly yours,

Conrad J. Vuocolo

CONRAD J. VUOCOLO,
DIRECTOR OF TENANT SELECTION

CJV:f

RECEIVED

DEC 23 1968



HOUSING AUTHORITY OF THE CITY OF JERSEY CITY

OFFICE 514 NEWARK AVENUE
JERSEY CITY, NEW JERSEY 07306
BOX 8051, FIVE CORNERS STATION
JERSEY CITY, NEW JERSEY 07308

FRANK A. TEDESCO
CHAIRMAN

ETTORE VIGNONE
EXECUTIVE DIRECTOR

OLDFIELD 3-6400

June 10, 1970

Jersey City Redevelopment Agency
576 Newark Avenue
Jersey City, New Jersey

Attention: Mr. Klaproth

Dear Mr. Klaproth:

The following information is being furnished in accordance with the information you need regarding the availability for housing from this agency for use within the Urban Renewal Program you are working on.

We are happy to cooperate for community gain and assure you we will continue to give top priority to such agencies as yours, Port Authority, the Jersey City Board of Education, and other who may be having relocation problems.

Herewith is the background of bedroom sizes in each of our units:

DEVELOPMENT	0	1 bedroom	2 bedroom	3 bedroom	4 bedroom
Lafayette Gardens	-	249	165	76	-
Cerosky Apartments (in the Marion area)	-	118	228	110	6
Booker T. Washington	-	72	102	48	12
Hudson Gardens	-	82	84	50	6
Holland Gardens	-	70	74	42	6
Montgomery Gardens	-	58	283	102	19
Booker T. Annex	-	4	28	32	16
A. Harry Moore	-	79	364	150	64
Currie Woods	-	113	356	178	64
Berry Gardens (Senior Citizen Housing)	44	220	22	-	-
	41	1080	1706	788	193

June 10, 1970

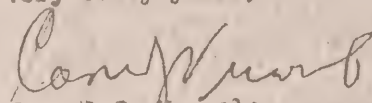
The aforementioned are in the conventional type public housing units.

In our leased housing program we have the following:

<u>0</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
-	65	27	22	75	30

Best regards.

Very truly yours,



Conrad J. Vuocolo
Director of Tenant Services

jm



HOUSING AUTHORITY

OF THE

CITY OF JERSEY CITY

BOX 8051, FIVE CORNERS STATION
JERSEY CITY, NEW JERSEY 07308

OLDFIELD 3-6400

August 30, 1969

Mr. Joseph G. Feinberg
Executive Director
Jersey City Redevelopment Agency Attention: Mr. Piro
611 Summit Avenue
Jersey City, New Jersey

Gentlemen

We are referring to your letter regarding the availability of apartments. Please be advised for the 12 month period ending June 30th we had 615 vacancies. The approximate breakdown is as follows:

1 Bedroom	-	122
2 Bedrooms	-	398
3 Bedrooms	-	75
4 Bedrooms	-	19
5 Bedrooms	-	1

It is anticipated that there will be a 15% to 20% less turnover in the next twelve months due to the current pattern of move-outs.

* For your information and guidance this housing authority has adopted a new set of income limits*--copy of which is attached hereto which may be of assistance when you are determining who might be eligible for our units.

Also, please be advised that we have signed an agreement to lease the following number of units in leased housing which are located in private dwellings throughout the community:

38 Each	-	5 Bedroom Units
75 "	-	4 " "
22 "	-	3 " "
27 "	-	2 " "
65 "	-	1 " "
<u>227</u> TOTAL		

It is anticipated that some of these units will be ready before the end of the year.

Mr. Joseph G. Feinberg

August 30, 1969

Currently contractors are at work modernizing 24 apartments in a building located at Ocean and Claremont Avenues, Jersey City.

We will, of course, be pleased to be of service to your agency in the relocation of your families.

Very truly yours,


Conrad J. Vuocolo

Director Tenant Services

CJW:la

Attachment

- For your information the special limits category applies to those in relocation areas.

PAGE - 2 -

Conrad Vuocolo

April 16, 1969

Ettore Vignone

INCREASED LIMITS FOR INITIAL OCCUPANCY AND CONTINUED OCCUPANCY

It is agreed that the following limits are more in line with our needs:

NO. PERSONS	INITIAL OCCUPANCY	SPECIAL LIMITS	CONTINUED OCCUPANCY
1 Person	\$ 4500	\$ 5400	\$ 5625
2 Persons	\$ 5200	\$ 6240	\$ 6500
3 Persons	\$ 5600	\$ 6720	\$ 7000
4 Persons	\$ 5900	\$ 7080	\$ 7375
5 Persons	\$ 6200	\$ 7440	\$ 7750
6 Persons	\$ 6500	\$ 7800	\$ 8125
7 Persons	\$ 6600	\$ 7920	\$ 8250
8 Persons	\$ 6900	\$ 8280	\$ 8625
9 Persons	\$ 7300	\$ 8760	\$ 9125
10 Persons	\$ 7700	\$ 9240	\$ 9625

These limits are without, repeat without the \$100.00 exemption for each minor child.

It is recommended that the commissioners' consider these new limits as part of our occupancy policy.

Please advise.

Conrad Vuocolo

CJV:la

In addition, please find the specific statistics for the survey done of residents within the revised Project Boundary area, Blocks 6 and 7.

N.J. R-1?

June, 1971

-	-	-	25	25	-	-	-	-	-
-	-	-	18	18	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	7	7	-	-	-	-	-

ally on

NOT APPLICABLE

FRS. 1906 OF FAMILY
C. 1906 OF A

3. FFCM

ОТДЕЛЪ

{TOTALS}

NOT APPLICABLE

NONE

NONE

PROJECT NAME		PROJECT NUMBER							
Jackson Avenue Amendatory		NJR-12							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA - <i>Continued</i> (Include all listed under II, III, and IV)									
C. SIZE, BY INCOME, OF NEGRO FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	25	2	4	4	5	3	3	2	2
\$0 - 49									
\$50 - 99									
\$100 - 149									
\$150 - 199	1		1						
\$200 - 249									
\$250 - 299	3		1	2					
\$300 - 349	3	1					1	1	
\$350 - 399	3					2	1		
\$400 - 449	4	1			2	1			
\$450 - 499	2						1	1	
\$500 or more	9		2	2	3				2

BEDROOM REQUIREMENTS, BY INCOME, OF NEGRO FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	25	2	9	11	2	1
\$0 - \$49						
\$50 - \$99						
\$100 - \$149						
\$150 - \$199	1		1			
\$200 - \$249						
\$250 - \$299	3		1	2		
\$300 - \$349	3	1		2		
\$350 - \$399	3		1	2		
\$400 - \$449	4	1	2	1		
\$450 - \$499	2			2		
\$500 or more	9		4	2	2	1

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME		PROJECT NUMBER							
Jackson Avenue Amendatory		NJR-12							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA - <i>Continued</i> (Include all listed under II, III, and IV)									
C. SIZE, BY INCOME, OF OTHER MINORITY FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL									
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									

N O N E

D. BEDROOM REQUIREMENTS, BY INCOME, OF OTHER MINORITY FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL						
\$0 - \$49						
\$50 - \$99						
\$100 - \$149						
\$150 - \$199						
\$200 - \$249						
\$250 - \$299						
\$300 - \$349						
\$350 - \$399						
\$400 - \$449						
\$450 - \$499						
\$500 or more						

N O N E

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing

Jackson Avenue Amendatory

PROJECT NUMBER
NJR-12

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. MINIMUM UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE (Nonminority) FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BED ROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE	
		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW
1. PUBLIC HOUSING															
a. Federally aided															
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL															
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59														
	\$60 - \$69														
	\$70 - \$79														
	\$80 - \$89														
	\$90 and over														
3. STANDARD SALES HOUSING															
TOTAL															
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
	\$12,000 and over														

NOT APPLICABLE

PROJECT NAME										PROJECT NUMBER							
Jackson Avenue Amendatory										N.J. R-12							
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY - Continued																	
B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NEGRO FAMILIES																	
TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS			
		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		
			EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW	
1. PUBLIC HOUSING																	
a. Federally aided 3		-	144	-	1	840	-	2	504	-	-	168	-	-			
b. State or locally aided		-			-			-			-			-			
2. STANDARD PRIVATE RENTAL HOUSING																	
TOTAL 19		2	3206	683	6	4163	954	8	2463	495	2	684	250	1	171	0	
GROSS MONTHLY RENTAL	Under \$40	-	42	0	-	0	0	-	0	0	-	0	0	-	0	0	
	\$40 - \$49	-	147	0	-	11	0	-	0	0	-	0	0	-	0	0	
	\$50 - \$59	-	203	21	-	153	0	-	7	0	-	0	0	-	0	0	
	\$60 - \$69	-	401	32	-	407	49	-	118	25	-	3	0	-	0	0	
	\$70 - \$79	-	518	57	1	582	86	-	301	46	-	52	27	-	0	0	
	\$80 - \$89	1	918	68	1	1144	113	2	426	58	-	109	38	-1	0	0	
	\$90 and over	1	977	505	4	1866	708	6	1611	366	2	520	185	-	171	0	
3. STANDARD SALES HOUSING																	
TOTAL 3		-			2	1411		1	1021		-	1297		-	324		
SALES PRICE	Under \$5,000	-			-	0		-	0		-	0		-	0		
	\$5,000 - \$5,999	-			-	0		-	0		-	0		-	0		
	\$6,000 - \$6,999	-			-	0		-	0		-	0		-	0		
	\$7,000 - \$7,999	-			-	0		-	0		-	0		-	0		
	\$8,000 - \$8,999	-			-	0		-	0		-	0		-	0		
	\$9,000 - \$9,999	-			-	81		-	0		-	0		-	0		
	\$10,000 - \$11,999	-			-	204		-	200		-	0		-	0		
\$12,000 and over	-			2	1126		1	821		-	1297		-	324			

PROJECT NAME	Jackson Avenue Amendatory	PROJECT NUMBER	NJR-12
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VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY - *Continued*

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO OTHER MINORITY FAMILIES

TYPE OF HOUSING		1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
		TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED	TO BE AVAILABLE		RE-REQUIRED
		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW	
1. PUBLIC HOUSING																
a. Federally aided																
b. State or locally aided																
2. STANDARD PRIVATE RENTAL HOUSING																
TOTAL																
GROSS MONTHLY RENTAL	Under \$40															
	\$40 - \$49															
	\$50 - \$59															
	\$60 - \$69															
	\$70 - \$79															
	\$80 - \$89															
	\$90 and over															
3. STANDARD SALES HOUSING																
TOTAL																
SALES PRICE	Under \$5,000															
	\$5,000 - \$5,999															
	\$6,000 - \$6,999															
	\$7,000 - \$7,999															
	\$8,000 - \$8,999															
	\$9,000 - \$9,999															
	\$10,000 - \$11,999															
	\$12,000 and over															

The Elderly

Survey data indicates that 2 families have elderly heads of households. There are 2 elderly individual householders. There are 2 families with elderly heads of households that appear eligible for public housing. Elderly people will have priority in the public housing facilities. In addition, over 7 percent of the standard private housing available in Jersey City consists of small units suitable for the needs of the elderly at relatively low costs. None of the elderly heads of households and 1 of the elderly individuals either own their own homes outright or have substantial equity in their property. In any case where financial, health, or emotional factors make relocation difficult, the services of the Community Service Worker will be obtained so that the family or person can be helped to make the best decision.

Large Families

The Jackson Avenue Project/^{amendatory} will displace 2 large families of 8 or more of whom 0 are homeowners.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

URBAN RENEWAL PROGRAM

**ESTIMATED HOUSING REQUIREMENTS AND
RESOURCES FOR DISPLACED ~~FAMILIES~~
INDIVIDUALS**

PROJECT LOCALITY

Jersey City

PROJECT NAME

Jackson Avenue - Amendatory

PROJECT NUMBER

NJR-12

INSTRUCTIONS: Place original and one copy in Binder No. 1,
and one copy each in other binders.

ESTIMATED LENGTH
OF DISPLACEMENT
PERIOD:

DATE OF SUBMISSION

MOS. June, 1971

I. NUMBER OF ~~FAMILIES~~ IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES individuals	MINORITY GROUP			
	TOTAL	WHITE (Nonminority)	NEGRO	OTHER MINORITY
a. Estimated number of XXXX in project area				
b. Estimated number to be displaced from property to be acquired by LPA	12	2	10	-
c. Estimated number to be displaced from property to be acquired by other public bodies	-	-	-	-
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	-	-	-	-

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE (Nonminority)			NEGRO			OTHER MINORITY		
	TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS
a. TOTAL	2	2		10	10		-	-	-
b. Eligible for federal aided public housing	2	2		8	8				
c. Eligible for State or locally aided public housing	-	-		-	-				
d. Ineligible for public housing	-	-		2	2				

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

ESTIMATED NUMBER OF FAMILIES	WHITE (Nonminority)			NEGRO			OTHER MINORITY		
	TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS
a. TOTAL									
b. Eligible for federally aided public housing									
c. Eligible for State or locally aided public housing									
d. Ineligible for public housing									

Not Applicable

**IV. CHARACTERISTICS OF ~~FAMILIES~~ TO BE DISPLACED BY REHABILITATION OR CODE ENFORCEMENT ACTIVITIES, FROM
PROPERTY NOT TO BE ACQUIRED**

ESTIMATED NUMBER OF FAMILIES	WHITE (Nonminority)			NEGRO			OTHER MINORITY		
	TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS	TOTAL	TEN.	OWNERS
a. TOTAL									
b. Eligible for federally aided public housing									
c. Eligible for State or locally aided public housing									
d. Ineligible for public housing									

Not Applicable

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, AND IV ABOVE

PROPOSED REHOUSING Individuals	WHITE (Nonminority)			NEGRO			OTHER MINORITY		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL XXXXXX	2	2		10	10		-	-	-
b. Private rental housing	1	1		7	7				
c. Private sales housing	-	-		-	-				
d. Federally aided public housing	1	1		3	3				
e. Other public housing	-	-		-	-				

PROJECT NAME		PROJECT NUMBER							
Jackson Avenue Amendatory		NJR-12							
VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA (Include all listed under II, III, and IV)									
A. SIZE, B. INCOME, OF WHITE (Nonminority) FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES IND.	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		1	3	4	5	6	7	8	9 OR MORE
TOTAL	2	2							
\$0 - \$49									
\$50 - \$99									
\$100 - \$149	2	2							
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									
B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE (Nonminority) FAMILIES TO BE DISPLACED FROM PROJECT AREA									
MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS							
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE			
TOTAL	2	2							
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299									
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME	Jackson Avenue Amendatory	PROJECT NUMBER	N.J. R-12
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VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME OF FAMILIES TO BE DISPLACED FROM PROJECT AREA - *Continued*
(Include all listed under II, III, and IV)

C. SIZE, BY INCOME, OF NEGRO FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		1	3	4	5	6	7	8	9 OR MORE
TOTAL	10	10							
\$0 - 49									
\$50 - 99									
\$100 - 149	2	2							
\$150 - 199	4	4							
\$200 - 249	2	2							
\$250 - 299									
\$300 - 349									
\$350 - 399									
\$400 - 449	1	1							
\$450 - 499									
\$500 or more	1	1							

D. BEDROOM REQUIREMENTS, BY INCOME, OF NEGRO FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	10	10				
\$0 - 49						
\$50 - 99						
\$100 - 149	2	2				
\$150 - 199	4	4				
\$200 - 249	2	2				
\$250 - 299						
\$300 - 349						
\$350 - 399						
\$400 - 449	1	1				
\$450 - 499						
\$500 or more	1	1				

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME Jackson Avenue Amendatory	PROJECT NUMBER NJR-12
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VI. SIZE AND BEDROOM REQUIREMENTS BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA - Continued
(Include all listed under II, III, and IV)

C. SIZE, BY INCOME, OF OTHER MINORITY FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NO. OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE ¹							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL									
\$0 - \$49									
\$50 - \$99									
\$100 - \$149									
\$150 - \$199									
\$200 - \$249									
\$250 - \$299			N	O	N	E			
\$300 - \$349									
\$350 - \$399									
\$400 - \$449									
\$450 - \$499									
\$500 or more									

D. BEDROOM REQUIREMENTS, BY INCOME, OF OTHER MINORITY FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL						
\$0 - \$49						
\$50 - \$99						
\$100 - \$149						
\$150 - \$199						
\$200 - \$249						
\$250 - \$299						
\$300 - \$349						
\$350 - \$399						
\$400 - \$449						
\$450 - \$499						
\$500 or more						

¹ Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing

PROJECT NUMBER
NJR-120

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE (nonminority) FAMILY: Individuals

[illegible]

PROJECT NAME	PROJECT NUMBER NJR-139
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VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY - (continued)

~~Negro~~ ~~Individuals~~

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO NEGRO ~~XXXXXX~~

[illegible]

PROJECT NAME Jackson Ave							PROJECT NUMBER NJR-12								
VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY - Continued															
A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO OTHER MINORITY FAMILIES															
TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE		RE- QUIRED	TO BE AVAILABLE	
		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW		EXIST- ING	NEW
1. PUBLIC HOUSING															
a. Federally aided															
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL															
GROSS MONTHLY RENTAL	Under \$40														
	\$40 - \$49														
	\$50 - \$59														
	\$60 - \$69														
	\$70 - \$79														
	\$80 - \$89														
	\$90 and over														
3. STANDARD SALES HOUSING															
TOTAL															
SALES PRICE	Under \$5,000														
	\$5,000 - \$5,999														
	\$6,000 - \$6,999														
	\$7,000 - \$7,999														
	\$8,000 - \$8,999														
	\$9,000 - \$9,999														
	\$10,000 - \$11,999														
\$12,000 and over															

Type and Quality of Housing Available
For Displaced Individuals

Of the 121 individuals who are site residents, 21 or approximately 17 are elderly persons. Based upon information supplied by the Jersey City Housing Authority, two units of senior citizen housing containing 286 apartments are completed. Also, based upon information given by the Rooming House and Hotel Division of the Fire Department there are approximately 900 such units. On the basis of a sample survey of several typical facilities, the occupants of these facilities are very mobile and an annual turnover of 100% is not uncommon. A listing of all such facilities licensed by the Fire Department, Rooming House and Hotel Division will be maintained for referral purposes. In addition, unused bedrooms in single-family housing units are sometimes used by single persons, but no attempt was made to estimate the number since there will be adequate vacancies in the licensed rooming housing to meet the needs of this project.

Financing for Displaced Non-White Families

Non-White families wishing to purchase homes in which to relocate will be given assistance through the FHA 235 mortgage insurance program, and through regular FHA and conventional loan programs.

JERSEY CITY REDEVELOPMENT AGENCY
Relocation Division
Jersey City, New Jersey

INFORMATIONAL STATEMENT

To all families and individual householders living in the Jackson Avenue Urban Renewal Area.

The dwelling in which you now live is in the Urban Renewal Area which is designated by the City of Jersey City for a Federally aided Urban Renewal Project.

NATURE OF PROJECT:

This area is scheduled for clearance, and the land will be redeveloped in accordance with an Urban Renewal Plan prepared by the Jersey City Redevelopment Agency and approved by the City. After the buildings are demolished and the area graded, certain changes in the Street system will be made, including the widening of some and the abandonment or realignment of others. The cleared land in the project will be used for commercial, residential, and recreational purposes. In order to carry out this program, it will be necessary for you to move since the project plans call for the demolition of the structure which you are presently occupying. However, please be assured that the Jersey City Redevelopment Agency will do everything possible to make your move as ~~convenient as~~ convenient as possible.

The Jackson Avenue Urban Renewal Project was formally approved on August 4, 1970 and the boundary of the project area is shown on the attached map.

As an owner or occupant of property in this project area, we want to explain what the approval of this project means to you:

1. If you own the building in which you reside, the Redevelopment Agency will purchase your property at its fair market value. The Agency has had two independent appraisals made of your property, and our staff will contact you to arrange its purchase.
2. If you do not own the building in which you reside, the Redevelopment Agency will become your landlord upon the purchase of the building from its owner. You should continue to pay rent to your present landlord, until further notice.
3. You will be given ample time to find other housing. The Agency's Relocation Staff will assist you in determining your future plans and in finding new quarters.

THIS LETTER IS NOT A REQUEST TO MOVE AT THIS TIME. DO NOT LISTEN TO RUMORS.

RELOCATION OFFICE AND RELOCATION SUPERVISOR:

The Redevelopment Agency has opened a temporary Relocation Office at 427 Jackson Avenue and it will be open from 9:00 to 5:00 p.m; Monday through Friday. However, you can arrange for an evening or Saturday appointment by calling the Relocation Office. The Relocation Staff will assist you in determining your future plans and in finding suitable rehousing. The telephone number is 435-2571 and Mrs. Elsie Hughes is the Relocation Site Office Manager.

In addition to assisting you in your move, this office upon acquisition of your property, will perform the regular duties of your landlord.

Again we urge you not to move until the property you occupy has been acquired by the Agency. You will be informed when you become a tenant of the agency. If you move before the property has been acquired by the Agency, you may jeopardize your eligibility for relocation benefits. These benefits may include reasonable and necessary moving expenses (including storage cost for a period of one year or less), and/or actual direct loss of property. Claims for these costs must be submitted within six (6) months of the time you move. In order that your claims be properly completed, you should plan your move with this Agency's relocation worker assigned to you.

REHOUSING RESPONSIBILITIES:

The State and Federal urban renewal laws impose certain responsibilities on the Jersey City Redevelopment Agency. Among these is the obligation to assist you in finding other housing which is decent, safe and sanitary. This housing should be accessible to your place or work and within your financial means. If any problem is encountered in obtaining available housing accommodations to which you have been referred by the Agency, please refer this to the Relocation Office.

STANDARDS FOR DETERMINING DECENT, SAFE, AND SANITARY HOUSING:

Certain standards have been established for our judging the quality of housing into which site occupants will move, and any housing the Relocation Staff refers to you will meet these standards.

Any housing you find yourself should meet these standards, since you will receive relocation benefits other than moving expenses only if you move to standard housing. In the event you do move into substandard housing, relocation benefits other than moving expenses can not be made.

THESE HOUSING STANDARDS ARE AS FOLLOWS:

1. CONDITION OF STRUCTURE:

The housing unit must be safe, structurally sound, weathertight and in good repair.

2. BATHROOM AND KITCHEN FACILITIES:

The housing unit must have a washbasin, bathtub or shower which is connected to hot and cold running water, an inside flush toilet, all in good working order. These facilities must be for the exclusive use of your family or individual householder.

The kitchen must be for the exclusive use of your family and have a sink with hot and cold running water, a cookstove or utility connection for a stove, and adequate provision for storage of utensils and food.

A non-housekeeping unit without kitchen facilities and with bathroom sharing facilities, occupied by an individual, must meet local code as well as Rooming License Requirements.

3. SEWAGE DISPOSAL:

The Housing unit must have properly functioning plumbing which is connected to a sewage disposal system, either public or private.

4. HEATING FACILITIES:

The housing unit must have a central heating plant or safe individual flue-connected room space heaters.

5. ELECTRICITY:

The housing unit must have an adequate and safe wiring system for lighting and other electrical services.

6. SIZE OF SPACE:

The housing unit must be of sufficient size and have enough rooms in proportion to the size of your family to provide privacy and avoid overcrowding. Generally, families of the following sizes will require housing units with the indicated number of bedrooms although the age and sex of family members may cause some exceptions.

1 Person	Efficiency
1 and 2 persons	1 bedroom
3 and 4 persons	2 bedrooms
5 and 6 persons	3 bedrooms
7 and 8 persons	4 bedrooms
9 and 10 persons	5 bedrooms

It is desirable that the housing unit have one window opening directly to the out-of-doors in each living room and bedrooms, and adequately ventilated kitchen, toilet and bathroom.

7. SAFETY AND HEALTH:

From the standpoint of fire safety, two separate means of getting out of the housing unit is desirable. All your equipment should be in a safe operating condition and the housing unit should be free from rats and other vermin, and of accumulations of garbage and debris.

8. CODES:

Your new home should conform to the applicable code and ordinance requirements. If the unit does not conform, you may be inconvenienced because repair work will be required to bring the unit up to code standards.

9. NON-HOUSEKEEPING UNIT:

An individual may occupy a non-housekeeping unit, provided it meets local code requirements.

DATE FOR VACATING BUILDING:

You will be notified in advance as to the prospective date for the demolition of your present building. All families will be given adequate time and help in finding another place to live before demolition of your property is to begin.

PAYMENT OF MOVING EXPENSES:

Project area residents may apply for reimbursement of their reasonable and necessary moving expenses with the option of accepting a fixed payment based solely on the number of rooms they have occupied; or if you prefer, you can pay your mover directly when he presents you his itemized bill; or you can have the mover paid directly by the Agency.

In addition, you may apply for direct loss of personal property for items that will be unusable at the new location and storage costs for a period of one year or less. The total claim, however, cannot exceed a maximum of \$200.00 and must be filed within six (6) months of displacement.

Further details and conditions under which the Jersey City Redevelopment Agency will make relocation payments are available at the Relocation Site Office. Former property owners may apply for reimbursement of certain settlement costs and other related charges in connection with the acquisition of your property.

ADDITIONAL RELOCATION PAYMENT:

In addition to reimbursement of moving expenses and/or direct loss of property, families and elderly or handicapped individuals may be eligible for an "Additional Relocation Payment."

An Additional Relocation Payment may be made if:

1. Your family gross annual income, or your gross annual income as an elderly (62 or over) or handicapped individual is within certain specified limits.
2. You have moved to decent, safe and sanitary housing that has been inspected by the Agency.
3. Your claim for payments is submitted within sixty (60) days of the date you moved from the urban renewal area.
4. You were unable to secure a dwelling unit in Public or Rent Supplement Housing.

POLICY ON EVICTION

Legal action to compel a family or individual householder to move will take place only as a last resort and for one or more of the following reasons:

- a. A family or individual fails to recognize its obligations to pay rent.
- b. A family or individual is maintaining a nuisance or using the premises for illegal purposes.
- c. A family or individual materially breaches the rental agreement.
- d. A family or individual without adequate reason, refuses to consider housing units which meet the requirements of the Relocation Plan and are suitable for the family or individual.
- e. A family or individual completely fails to cooperate with the Relocation Staff. An example of such failure to cooperate would be refusal to admit a member of the Relocation Staff to its home along with persistent evasion of attempts made by such staff to reach the family by other reasonable means.

These are the facts on relocation for families and individuals. DO NOT LISTEN TO RUMORS! If you have any questions or need help, do not wait, but go immediately to the Relocation Office. Please be assured that the Jersey City Redevelopment Agency through its Relocation Staff is interested in helping you relocate with a minimum of inconvenience.

JOSEPH G. FEINBERG
Executive Director

JERSEY CITY REDEVELOPMENT AGENCY

Relocation Division
Jersey City, New Jersey

INFORMATIONAL STATEMENT

TO ALL BUSINESSES OPERATING IN THE JACKSON AVENUE URBAN RENEWAL AREA

The structure in which you now operate is in the Jackson Avenue Urban Renewal Area which is designated by the City of Jersey City as a Federally aided Urban Renewal Project.

NATURE OF PROJECT:

This area is scheduled for rehabilitation and clearance, and the land will be redeveloped in accordance with the Urban Renewal Plan prepared by the Jersey City Redevelopment Agency and approved by the City. After some buildings are demolished and the area graded, certain changes in the street system will be made, including the widening of some and in the abandonment or realignment of others. The cleared land in the project will be used for commercial, residential, and recreational purposes. In order to carry out this program, it will be necessary for you to move since the project plans call for the demolition of the structure which you are presently occupying. However, please be assured that the Jersey City Redevelopment Agency will do everything possible to make your move as painless as possible.

The Jackson Avenue Urban Renewal Project was formally approved on August 4, 1970, and the boundary of the project area is shown on the attached map.

As an owner or occupant of property in this project area, we want to explain what the approval of this project means to you:

1. If you own the building in which you operate, the Redevelopment Agency will purchase your property at its fair market value. The Agency has had two independent appraisals made of your property, and our staff will contact you to arrange its purchase.
2. If you do not own the building in which you operate, the Redevelopment Agency will become your landlord upon the purchase of the building from its owner. You should continue to pay rent to your present landlord, until further notice.
3. You will be given ample time to find other space. The Agency's Relocation Staff will assist you in determining your future plans and in finding new space.

THIS LETTER IS NOT A REQUEST TO MOVE AT THIS TIME.

DO NOT LISTEN TO RUMORS!!

RELOCATION OFFICE AND RELOCATION SUPERVISOR

The Redevelopment Agency has opened temporary Relocation Office at 427 Jackson Avenue and it will be open from 9:00 A.M. to 5:00 P.M., Monday through Friday. However, you can arrange for an evening or Saturday appointment by calling the Relocation office. The Relocation Staff will assist you in determining your future plans and in finding other space. The telephone number is 435-2571 and Mrs. Elsie Hughes is the Relocation Site Office Manager. Mr. Joseph Georgia is the Business Claims Adjuster and he is available at 574 Newark Avenue; the telephone number is 656-0517.

In addition to assisting you in your move, this office upon acquisition of your property, will perform the regular duties of your landlord.

Again we urge you not to move until the property you occupy has been acquired by the Agency. You will be told when you become our tenant. If you move before the property has been acquired by the Agency, you may jeopardize your eligibility for relocation benefits. These benefits may include reasonable and necessary moving expenses, and/or actual direct loss of property and possibly a Small Business Displacement Payment of \$2500. Claims for these must be submitted within six (6) months of the time you move. In order that your claims be completed and satisfactory, you should plan your move with your relocation worker.

The Federal urban renewal laws and regulations impose certain responsibilities on this Agency of the City of Jersey City. Among these is the obligation to assist you in finding other space. If any problem is encountered in obtaining space to which you have been referred by the Agency, please refer this to the main Relocation Office.

DATE FOR VACATING BUILDING:

You will be notified in advance as to the prospective date for the demolition of your present building; and you will be given adequate time and help in finding another place before demolition of your property is to begin.

PAYMENT OF MOVING EXPENSES & OTHER CLAIMS

See the attached BUSINESS RELOCATION GUIDE for a full discussion of payments for moving expenses, direct loss of property, and the Small Business Displacement Payment.

SELF-RELOCATION:

Although the Relocation Office will assist you in every way, you will probably have the best success in finding the kind of space you want by actively seeking it yourself. It is therefore recommended that you begin looking for a place immediately upon our acquisition of your building. We will refer a number of commercial real estate agents to you and in some cases the Chamber of Commerce. The Small Business Administration has a displaced business loan program on favorable terms which is available to you. Their present representative is Mr. Joseph Bennett who works out of our Montgomery Site Office. He can be reached at 433-4510, ext. 269.

POLICY ON EVICTION

Legal action to compel a business to move will take place only as last resort and for one or more of the following reasons:

- a. The business fails to recognize its obligations to pay rent.
- b. The business is maintaining a nuisance or using the premises for illegal purposes.
- c. The business materially breaches the rental agreement.
- d. The business fails to cooperate with the Relocation Staff. An example of such failure to cooperate would be refusal to admit a member of the Relocation Staff to its space along with persistent evasion of attempts made by such staff to reach the business by other reasonable means.
- e. The business without adequate reason refuses to consider suitable space.

These are the facts on relocation for businesses. DO NOT LISTEN TO RUMORS! If you have any questions or need help, do not wait, but go immediately to the Relocation Office. Please have confidence that the Jersey City Redevelopment Agency through its Relocation Staff is interested in helping you to relocate with a minimum of inconvenience.

JOSEPH G. FEINBERG
Executive Director

BUSINESS

RELOCATION

GUIDE

Jersey City

Redevelopment Agency

Relocation Division

Jersey City, N.J.

STATEMENT ON BUSINESS RELOCATION PAYMENTS

The Jersey City Redevelopment Agency has been authorized by the Federal Government to pay up to \$25,000 for actual moving expenses of businesses displaced by urban renewal active projects, or up to \$3,000, if property loss or a combination of moving expenses and property loss are claimed. A small business displacement payment of \$2,500, in addition to reimbursement for moving expenses and any actual direct loss of property may be made to a business concern if the eligibility requirements are met. Since the Federal Government has made this assistance possible, certain restrictions and requirements have been established which must be observed in order for businesses to qualify for financial aid. Briefly stated, these regulations allow reimbursement for expenses incurred in the dismantling, crating, insuring, transporting, reassembling, reconnecting and reinstalling of business and personal property merchandise.

Utility installation costs and the costs of any alterations, renovations, redecorating and any other physical changes in the new structure, including the costs of new materials, cannot be reimbursed.

Before reimbursement of moving expenses or property loss can be authorized by the Redevelopment Agency, the following conditions must be met.

- A. Payment for moving expenses can be made only after the date of execution of the loan and grant contract approval but it is possible that a business may move prior to the Redevelopment Agency acquisition of the property or an option. If the business desires to do so, it should notify the Agency before making any moving arrangements.
- B. A letter of intent to move or discontinue business must be submitted to the Senior Relocation Officer no less than thirty (30) days and no more than ninety (90) days before the move is made.
- C. Requests for payment must be submitted within six (6) months of the moving date.
- D. All rents owed to the Jersey City Redevelopment Agency must be paid.

STATEMENT ON BUSINESS RELOCATION PAYMENTS

-2-

RELOCATION PAYMENTS

After notifying the Agency of its intention to move, but prior to any moving and prior to requesting bids from any vendor, the business should talk to the Senior Relocation Officer. It is necessary that he estimate the cost of the move so that he can inform the business as to how many bids it will need to submit in support of its claim.

1. Bids from Vendors

If the Senior Relocation Officer estimates the total moving expense to be in excess of \$500.00, three (3) bids will be required, if less than \$500.00, one (1) bid will be sufficient. The bids must show:

- a. Location moved from and location moved to, each by address and floor;
- b. Number and size of rooms, number and size of show-rooms, number and size of offices, etc., where applicable, for location moved from;
- c. Itemized quantities by types of furniture and fixtures, number and size of cartons (indicating general nature of content when cartons are packed or crated), etc.;
- d. Kind and number of accessory materials and charges;
- e. If any packing, unpacking or unusual charges, these should be enumerated with charges therefore;
- f. All moving and contractor's bills must contain a breakdown of persons, equipment, their hourly rate and number of hours worked.

A vendor is classified as any person or firm involved in the dismantling and reassembling equipment and fixtures such as carpenters, plumbers, electricians, movers, etc.

STATEMENT ON BUSINESS RELOCATION PAYMENTS

-3-

2. Property Loss

The Redevelopment Agency is authorized to reimburse businesses for certain direct losses of personal property. However, as stated on page 1, the combined total reimbursement of such moving expenses and property loss cannot exceed the allowable limit of \$3,000.

Property losses do not include items classified as real estate that are purchased by the Redevelopment Agency when it takes title of the property in which the business is located.

If loss of property is expected to be claimed our Relocation Officer must be notified at least three (3) weeks prior to the move so that he can assist you in taking the proper steps in making your claim. At the time of the move, the key to the premises and an inventory of property left behind must be turned over to our Site Manager. Until he has your keys, your rent will continue to accrue and no relocation claim will be processed.

The business must specifically indicate why each piece of equipment claimed as direct loss cannot be used in its new location.

In order to be eligible for reimbursement for personal property losses the business must make reasonable attempts to make a bona fide sale of the property. The following procedures shall be followed:

- a. Advertisements for the sale of the property, except for such property as is to be sold by auction, shall be published at least twice in a newspaper and must indicate specific items for sale with an adequate description of each. The advertisement shall be published on two consecutive days, and the first shall be published at least 10 days prior to the date the business will begin its move. The business must submit with its relocation claim evidence from the newspaper of the dates of publication of the advertisements.

STATEMENT ON BUSINESS RELOCATION PAYMENTS

-4-

- b. The business shall attempt to sell the property by auction if in the judgment of the Senior Relocation Officer the property loss is expected to exceed \$1,500.00. The business must contact the auctioneer at least fifteen (15) days before it will begin to move. If the auctioneer refuses to auction the property, the business shall obtain a letter from him to this effect or shall fully document its efforts to have the property auctioned.
- c. If sale by auction is not possible, second-hand dealers and persons and firms in the same business who might be interested in the property, shall be contacted at least 10 days before the business will begin to move.

A sale of personal property to a relative or to a business associate is not a bona fide sale and property sold to such persons cannot be approved as a property loss.

A receipted bill of sale of personal property must accompany all relocation claims.

The following items must be submitted by the business in support of the claim for property loss:

- a. Statement Why Property Cannot Be Used in New Location
- b. Statement Of Efforts To Sell Property
- c. List of Properties Sold
- d. A Copy Of The Appraisal Obtained By The Business
- e. A Copy Of Two Want Ads With Verification of Dates Of Publication
- f. If a property loss for printed matter is claimed, copies of the bill of purchase of the printed matter claimed as the loss.

STATEMENT ON BUSINESS RELOCATION PAYMENTS

- 5 -

Where the business states that unsuccessful attempts have been made to sell property by auction but the auctioneer has not written a letter to this effect, the Relocation Director shall contact the auctioneer and obtain a telephone confirmation of this fact. The Relocation Director shall include a Statement of this in support of his recommendation for approval of the claim.

When the circumstances so warrant, the Relocation Director shall verify the names in the "PROPERTY LOSS-ABANDONMENT OF PERSONAL PROPERTY" form.

A property loss for stationery, printed containers or other printed matter not usable shall be supported by the bill of purchase for the stationery or other material claimed as a loss.

In those cases where it would be cheaper to overprint or to overstamp, and where such action could be reasonable required, this procedure shall be followed and the cost of overprinting or overstamping will be the maximum allowed even though the business prefers to obtain new printed material.

The property must be either abandoned or sold, and cannot be kept by the displaced business.

The amount reimburseable for direct loss of property is determined as follows: Subtract the amount which is received in the sale of the property (attach receipted bills) from the appraised value. The appraised value is the fair market value of the property for continued use at its present location. Copies of the appraisal obtained by the business must be attached to the claim.

STATEMENT ON BUSINESS RELOCATION PAYMENTS

-6-

3. Small Business Displacement Payment

Prior to enactment of the Housing Act of 1964, Relocation Payments made to site occupants displaced from urban renewal areas had been limited to reimbursement for moving expenses and any actual direct loss of property. The Housing Act of 1964 permits the making of an additional type of payment which is known as the Small Business Displacement Payment. The new payment is intended to assist in minimizing any hardships of displacement encountered by small businesses.

A business concern (except a nonprofit organization) which meets the eligibility requirements for a Relocation Payment to cover moving expenses and any actual direct loss of property, may be eligible for a Small Business Displacement Payment if the following requirements are met:

- a. The concern was doing business in the urban renewal area on the date the local governing body approved the Urban Renewal Plan or the acquisition under an Early Land Acquisition Loan of property occupied by the concern.
- b. The concern completed its move from the urban renewal area on or after January 27, 1964.
- c. The concern was not part of an enterprise having establishments outside the urban renewal area.
- d. The concern filed an income tax return with the Internal Revenue Service for the two (2) years preceding displacement, or if not in business that long for one (1) year preceding displacement.
- e. Average annual gross receipts or sales exceeded \$1,500.00.
- f. Average annual net income, before taxes and plus certain salaries, wages, and other compensation, was less than \$10,000.00.

STATEMENT ON BUSINESS RELOCATION PAYMENTS

- 7 -

A claim for a Small Business Displacement Payment shall be submitted at the same time that the business concern submits a claim for a Relocation Payment to cover moving expenses and any actual direct loss of property.

Since payments are authorized and regulations established by the Federal Government, it must be added that these instructions are advisory only and issued for your benefit and convenience. The instructions may be changed at a later date by the Federal Government. All business enterprises are assured that the Redevelopment Agency will notify them of any change in the regulations which affects their right to claim reimbursement.

For further information, please contact the Jersey City Redevelopment Agency, 574 Newark Avenue, Jersey City, New Jersey. The Relocation Office is open Monday thru Friday from 9:00 A.M. to 5:00 P.M. If necessary after hours and Saturday appointments may be made with the Relocation Staff.

IMPORTANT

YOU MUST GIVE THE AGENCY NOT LESS THAN 30 DAYS OR MORE THAN 90 DAYS WRITTEN NOTICE OF YOUR INTENTION TO MOVE OR DISCONTINUE BUSINESS.

PROJECT IMPROVEMENTS REPORT

a. PROPOSED SOLUTIONS TO SPECIAL PROBLEMS

There are no special problems such as topographic, subsoil, flooding, bulkheading, large scale grading or air rights problems involved in this project.

b. LOCAL DESIGN STANDARDS

1. Description of Pertinent Established
Local Design Standards

Design criteria as shown on Code 224, Exhibit A, were obtained from the Engineering Department of Jersey City. These standards are the established local design standards for this Project.

2. Not Applicable.

3. Not Applicable.

c. FINDINGS AND STATEMENTS CONCERNING WATER POLLUTION

To be submitted under separate cover will be a finding by the appropriate local authority that the proposed sewerage will not add to water pollution and that pollution control standards will be met on a continuing basis.

Also to be submitted under separate cover will be a similar finding by the appropriate State authority.

DATA SHEET
FOR
DESIGN CRITERIA

1. Streets, Curbs and Walks

(See Code 226, Map No.)

Minimum Street Grade 0.5%
Maximum Street Grade 6%
Minimum Curb Radius 8'
Type of Curb Concrete
Type of Curb-Cut Domestic 20' opening Commercial 20' opening
Type and Thickness of Pavement: 8" Subbase 5-A, 6" Asphalt Stabilized
Base, 3" FABC-Z, as specified by
N.J.D.O.T.
Sidewalk Width 5' - 10'
Sidewalk Cross-Slope 1/8"/ft.
Type and Thickness of Walk: Residential 4" Concrete, 6" base;
Commercial and Driveways 6" concrete,
6" base.

2. Storm Drainage

Design Storm 10 Yr.

Catch Basin Spacing 400' + & street intersections
Type of Manhole 3'Ø Precast or Brick
Type of Catch Basin 3'Ø Precast or Brick
Type of Pipe V.C.P., R.C.P., C.I., A.C.P.
Minimum Pipe Size
Main Line 12"Ø
Service 8"Ø
Catch Basin Leader 12"Ø
Can CB serve as manhole if needed? Yes

3. Sanitary Sewers

Design Flows

Domestic 150 gpcd

Commercial 300 gals/1000 s.f.

Infiltration Allowance 500 GPAD

Peaking Factor 4

Minimum Pipe Size

Lateral Sewers 12" ϕ

House Connections 8" ϕ

Type of Pipe V.C.P., R.C.P., C.I., A.C.P.

Type of Manhole 3' ϕ Precast or Brick

Manhole Spacing 400' max.

4. Water Mains

Type of Ownership Public

Type of Pipe D.I.P., C.I., (cement-lined)

Minimum Pipe Size 8"

Hydrant Spacing 300' max.

5. Private Utilities

Electric and Gas
Telephone

Public Service Electric & Gas
New Jersey Bell Telephone

LAND DISPOSAL REPORT

1. Tabulation of Land Disposal Estimates

Tabulation of Land Disposal Estimates are submitted herewith. A copy of the Disposition Appraisal is forwarded under separate cover.

2. Preliminary Plat

The preliminary Plat showing tentative disposal parcels, including approximate boundaries, areas in square feet, redevelopment uses and existing and new easements for public utilities is included herein.

3. Disposal of parcels for Public use

<u>Parcel Number</u>	<u>Use</u>	<u>Redeveloper</u>	<u>Proposed Date of Land Acquisition</u>	<u>Estimated Disposal Price</u>	<u>Submission of Request for HUD Concurrence</u>
1	Street Widening	City of Jersey City	One (1) year after execution of amended Loan & Grant Contract	2,713	With Part II
3	Bus Stop Waiting Area	City of Jersey City	"	1,981	With Part II
4	Street Widening	City of Jersey City	"	2,357	With Part II
6	Bus Stop Waiting Area	City of Jersey City	"	3,420	With Part II
7	New Street	City of Jersey City	"	2,052	With Part II
8	Public Parking	City of Jersey City	"	5,517	With Part II
9	Bus Stop Waiting Area	City of Jersey City	"	1,283	With Part II
10	Bus Stop Waiting Area	City of Jersey City	"	1,283	With Part II
12	Bus Stop Waiting Area	City of Jersey City	"	1,283	With Part II
14	Playground	City of Jersey City	"	3,933	With Part II
16	Semi-Public Parking	City of Jersey City	"	2,480	With Part II
17	New Street	City of Jersey City	"	7,182	With Part II

TABULATION OF LAND DISPOSAL ESTIMATES

	<u>Approx. No. of Parcels</u>	<u>Area in Sq. Ft.</u>	<u>LPA's Estimate</u>
1. Total Uses	17	503,176	322,084
2. Total public and quasi-public uses	12	62,253	35,484
a. Streets & other public R/W (by dedication)			
b. Streets and other public R/W	4	25,095	14,304
c. Parks, playgrounds, etc. (by dedication)			
d. Parks, playgrounds, etc.	1	6,900	3,933
e. Public Utility Easements			
f. Low-rent public housing			
g. Other public uses	7	30,258	17,247
h. Non-profit institutional			
3. Total Private Uses	5	440,923	286,600
a. Residential	5	440,923	286,600
b. Commercial			
c. Light Industrial			
d. Heavy Industrial			
e. Other			

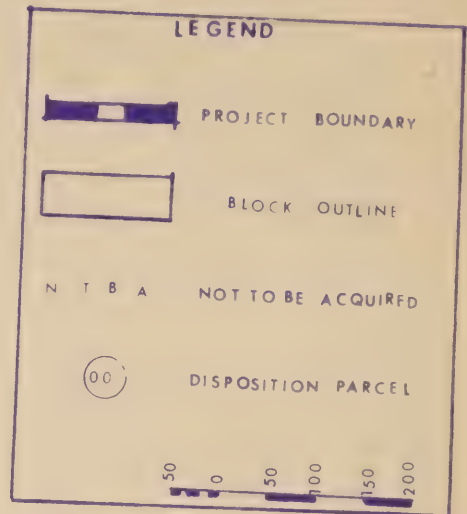
Jackson Avenue
N.J. R-12
Code No. R-225
Page 2

DISPOSITION MAP NO. 8

JACKSON AVENUE
URBAN RENEWAL AREA

PROJECT NO NJR-12

JERSEY CITY REDEVELOPMENT AGENCY



DISPOSITION SCHEDULE

NO	USE	SQ FT
1	STREET WIDENING	4 760
2	RESIDENTIAL	11 815
3	PUBLIC	3 475
4	STREET WIDENING	4 135
5	RESIDENTIAL	53 153
6	PUBLIC	6 000
7	NEW STREET	3 600
8	PUBLIC	9 683
9	PUBLIC	2 250
10	PUBLIC	2 250
11	RESIDENTIAL	106 587
12	PUBLIC	2 250
13	RESIDENTIAL	250 90
14	PUBLIC	6 900
15	RESIDENTIAL	16 467
16	SEMI-PUBLIC	4 350
17	NEW STREET	12 600
TOTAL DISPOSITION AREA		503 177



COMMISSIONERS

WALTER G. SCOTT
CHAIRMAN
CURTIS A. JOHNSON
VICE CHAIRMAN
THOMAS J. LYNCH
THOMAS A. KELLY
JOHN J. MARCHESE
FRANK A. FALCO

EXECUTIVE

JOSEPH G. FEINBERG
EXECUTIVE DIRECTOR
HAROLD KRIEGER
GENERAL COUNSEL

JERSEY CITY REDEVELOPMENT AGENCY

574 NEWARK AVENUE - 1 - JERSEY CITY, N. J. 07306

OLDFIELD 6-0517

August 18, 1971

Peter J. Longarzo, Area Director
Department of Housing &
Urban Development
Gateway Building # 1
Raymond Plaza
Newark, New Jersey

Attention: Miss Evelyn Wolff

Re: Program Projection and Evaluation for the
Use of Electric Data Processing for the
Jackson Avenue Urban Renewal Project

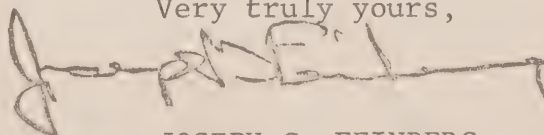
Dear Mr. Longarzo:

Pursuant to our discussions with Miss Evelyn Wolff of your office and pursuant to the requirements of Section 7202:4 of the urban renewal handbook, we have been in discussion with a number of firms which provide services in connection with development of management and scheduling systems which could be adopted to our program. Specifically, with regard to our Jackson Avenue Urban Renewal Project, we are hereby requesting that funds be added to our original budget to permit the development and utilization of a program management and scheduling system.

The cost of such a system is currently estimated at \$11,500 for its initial establishment and an additional \$700 per month for operation. Over the course of the Jackson Avenue Project which is estimated to be approximately four (4) years, the total cost of the system will be \$45,100. The cost of the initial year will be \$19,900.

If you have any further questions, or if there is any additional information we can provide, please do not hesitate to contact us.

Very truly yours,



JOSEPH G. FEINBERG
Executive Director

New Jersey
Planning Officials

P.O. Box 7113 Watchung, New Jersey 07060
(908) 412-9592 Fax: (908) 753-5123



Official Ballot

The Nominations Committee of the New Jersey Planning Officials place in nomination to the following categories, for the terms indicated, the following candidates.

Circle your vote. Incumbents whose terms expire at the end of 1998 are asterisked.

Officers

January 1, 1999 through December 31, 1999

1. President	Warren Goode , Chair, Ocean Township Board of Adjustment, Monmouth County	Yes / No
2. First Vice President	James Robinson , Sayreville, Middlesex County *	Yes / No
3. Second Vice President	Kevin O'Brien , P.P., Rahway Planning Board, Union County	Yes / No
4. Treasurer	Thomas Gilheany , Califon, Hunterdon County *	Yes / No
5. General Counsel	Daniel Bernstein , Scotch Plains, Union County *	Yes / No

Write-In:

I wish to nominate the following individual(s), active member(s) of a municipal Planning Board or Zoning Board of Adjustment, to the Officers of the New Jersey Planning Officials.

Name	Category	Board	Town	Phone
------	----------	-------	------	-------

_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

☐ *I am a dues-paying individual or professional NJPO member*

Name (for verification purposes only) Municipality (print & sign)

☐ *I cast this ballot as the sole representative of a dues-paying member Board of NJPO (one vote per board)*

Name	Municipality	Board	Position
------	--------------	-------	----------

Date _____

Ballots may be mailed to NJPO, P.O. Box 7113 Watchung, NJ 07060 or faxed to (908-753-5123) by 11/11/98 or presented at the Annual Meeting, Atlantic City Convention Center on 11/18/98.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

PROJECT EXPENDITURES BUDGET

PROJECT LOCALITY

Jersey City, New Jersey

PROJECT NAME

Jackson Avenue Urban
Renewal Project Area

PROJECT NUMBER

N.J. R-12

BUDGET NO.

7A

INSTRUCTIONS: Initial Budget: Submit original and 4 copies in Binder No. 1, and copies in remaining Binder submitted to HUD. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HUD.

DATES OF BUDGET APPROVALS (Complete for revision only)

Budget No. 1, _____, 19____ Latest Approved Budget (No. 6), _____, 19____

LINE NO.	ACTIVITY CLASSIFICATION ¹	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR <u>12</u> MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ OR -) (b)		
1	TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (1401, 1403, 1404)	\$ 95,992	\$	\$ 95,992	\$
2	PROJECT EXECUTION EXPENDITURES:				
	Administrative costs (1410, 1415)	308,994	265,353	574,347	
3	Legal Services (1415.02 through 1415.05)	15,170	34,836	50,000	
4	Survey and planning (1430)	25,832	11,318	37,150	
5	Acquisition expenses (1440.02 through 1440.06)	66,215	161,436	227,651	
6a	Temporary operation of acquired property—Profit (-) or Loss (+) (1448)	(1,620)	262,131	259,511	
6b	Amount included in Line 6a as real estate tax credits (1448.038)	[-0-]	[51,766]	[57,766]	[]
7	Relocation, excluding Relocation Payments (1443)	-0-	10,000	10,000	
8	Site clearance—Proceeds (-) or Cost (+) (1450)	-0-	86,500	86,500	
9	Project improvements (1455)		288,140	288,140	
10	Disposal, lease retention costs (1445)		9,000	9,000	
11	Rehabilitation, excluding Rehabilitation Grants (1460)	79,785		79,785	
12	Interest (1420.01, 1420.02)	95,869	122,500	122,500	
13	Other income (-) (1449)	(-) (8,904)	(9,421)	(-) (18,325)	(-)

¹ For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 6b.

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR 12 MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
		LATEST APPROVED BUDGET (b)	ADJUSTMENT (+ OR -) (b)		
14	Subtotal (sum of Lines 2 through 13, excluding Line 6b)	\$ 584,941	\$1,159,643	\$1,744,584	\$
15	Contingencies (for Column (c), not to exceed 15% of Line 14)	-0-	257,588	257,588	
16	Real estate purchases (1440.01)	1,765,700	1,067,910	2,833,610	
17	Project inspection (1418)	20,110	-0-	20,110	
18	TOTAL PROJECT EXECUTION EXPENDITURES (sum of Lines 14,15,16, and 17)	2,370,751	2,485,141	4,855,892	
19	TOTAL PROJECT EXPENDITURES (ITEM 1 OF GROSS PROJECT COST) (Line 1 plus 18)	\$ 2,466,743	\$ 2,485,141	\$ 4,951,884	\$
20	Relocation Payments 100% reimbursable to LPA (1501)	\$ 220,000	\$ 507,333	\$ 727,333	\$
21	Rehabilitation Grants 100% reimbursable to LPA (1502)	\$ 52,500	\$	\$ 52,500	\$
22		\$	\$	\$	\$

Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Jersey City Redevelopment Agency

Local Public Agency

July 22, 1971

Date

Signature of Authorized Officer

Executive Director

Title

HUD APPROVAL

The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

The project shall be completed by _____, 19__.

Date

Signature

Title

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT		BY HUD
		PERCENT	AMOUNT	
All public facilities such as Electric, Gas and Telephone Lines will be placed underground only in the Rehabilitation Section.	\$		\$	\$
	\$288,140	100	\$288,140	
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 288,140	\$

Project No. N.J. 12

Proposed BudgetFor One Year

Line 2	<u>Administrative Costs</u>		<u>Account Total</u>	<u>Line Total</u>
A/C No.	Item			
1410.	<u>Administrative Overhead</u>			
	Estimated \$18,750 per mo. for 12 mos.	\$225,000	\$265,353	\$265,353
	Over-run \$18,353 + \$22,000 est. for June	40,353		
Line 3	<u>Legal Services</u>			
1410.02	<u>Legal Costs - Acquisition-Dir.Purch.</u>			
	Parcels to be acquired: 185 @ \$100		18,500	
1415.03	<u>Acquisition-Condemnation</u>			
	Est. 45 Parcels @ \$500	22,500		
	Est. 45 Parcels @ \$200 per day-Court Fee	9,000	31,500	
	Total Requirements		50,000	
	Less: Existing Budget Authorization		15,170	
	Requested Adjustment			34,830
Line 4	<u>Survey and Planning</u>			
1430.	<u>Survey and Planning</u>			
	<u>Architectural Consultant</u> - Review of De-			
	velopment Proposals in Rehab Clearance			
	Section, Agency Staff and Contractors.		15,000	
	Remaining Unexpended at 5/31/71		3,682	11,318
Line 5	<u>Acquisition Expenses</u>			
1440.02	<u>Acquisition Appraisals</u>			
	2 Appraisals of 40 properties at \$175	14,000		
	Est. 45 Condemnation Cases; 1 day in			
	Court each @ \$150 for 3 Appraisers	20,250		
	Est. 3rd Appraisal to reconcile	3,500		
	Add'l.to cover over-run at 5/31/71	3,735	41,485	
1440.04	<u>Title Information:</u>			
	Title Searches 185 @ \$200	37,000		
	Title & Recording Costs 185 @ \$25	4,625		
	Title Insurance \$2.50 per M of			
	Acq.price of \$2,883,610	7,085		
	Sub-total	48,710		
	Plus Over-run at 5/31/71	11,366	60,076	
1440.05	<u>Sundry Acquisition Costs-Dir.Purchase</u>			
	\$50 per parcel for 185 parcels		9,250	
1440.06	<u>Sundry Acquisition Costs-Condemnation</u>			
	Condemnation Commissioners;			
	45 parcels @ \$1,000	45,000		
	Miscellaneous-Surveys, Recordings,			
	etc. 45 parcels @ \$125 per parcel	5,625	50,625	161,436
Line 6A	<u>Temporary Operation of Acquired Property</u>			
1448.	<u>Temporary Operation of Acquired Property</u>			
	Est. \$6,000 for 12 mos. (1 yr.-July)			
.01	Rental Insurance at 7/1/71, \$5,784		\$ 72,000	
.031	<u>Repairs</u>			
	Per experience (424 Grove St.) \$376			
	for 12 mos. - 376 x 145 parcels	54,540		
.033	<u>Utilities</u>			
	Fuel & Light	\$795		
	Water & Sewer	25		
	at one year	\$820	29,725	

		Account Totals	Line Totals
A/C No.	Item		
.034	Insurance-Est. on R-13 \$22,000 per year for 4 years- \$88,000; at one year	\$ 22,000	
.036	Real Estate Tax Payments End of one year	\$103,532 66,068	
.038	Real Estate Tax Credits pay 1/2 year	51,766	
.039	Temporary On-Site Moves 20 @ \$200	4,000	
.04	Estimated Rent Losses and Charge-Offs (losses for one year)	2,500	\$334,131 \$262,131
Line 7	<u>Relocation, Excluding Relocation Payments</u>		
1443.	Relocation Operation of Project Area Committee including office spaces and cost of supplies and equipment		10,000
Line 8	<u>Site Clearance</u>		
1450.	Site Clearance Est. 1 year - 50 bldgs. at \$1,730		86,500
Line 9	<u>Project Improvements</u>		
1455.	Project Improvements Est. cost for one year at 15% of Total Cost		288,140
Line 10	<u>Disposal, lease rentention costs</u>		
1445.	Disposal, Lease & Retention 2 Re-Use Appraisals @ \$4,500		9,000
Line 11	<u>Rehabilitation, Excluding Rehabilitation Grants</u>		
	Agency Rehab. 3 at \$20,000 1 at 19,785		79,785
Line 12	<u>Interest</u>		
1420.	Interest: Estimate Avge. loan of \$2,000,000 @ Contract Rate of 6-1/8% - \$122,500 per year		122,500
Line 13	<u>Other Income</u>		
1449.	Other Income - Reduce by Balance at 5/31/71		9,421
Line 16	<u>Real Estate Purchases</u>		
1440.01	Real Estate Purchases Adjust to Estimate in R.E. Section		1,067,910
Line 17	<u>Project Inspection</u>		
1418.	Project Inspection Fee 3/4 of 1% \$1,744,584		20,110
Line 20	Relocation Payments 100% Reimbursable to LPA Relocation -Per Schedule, Less Availble Budget Budget for 4 years \$1,215,665 Est. for one year	220,000 727,333	507,333
Line 21	Rehabilitation Grants 100% Reimbursable to LPA Rehabilitation Grant - \$3,500 for 15 parcels (per prior est. of LPA),	52,500	52,500

Jersey City Redevelopment Agency
Computation of Relocation & Rehabilitation Grants

For 1 Year Period

RELOCATION GRANTS

Residential

Roomers	49@	\$ 25.00	\$ 1,225.00
Roomers	4@	22.00	88.00
Individual	23@	150.00	3,450.00
Families	152@	190.00	101,000.00
A.R.P.	101@	1,000.00	29,070.00
R.H.P.	75@	5,000.00	390,000.00

BUSINESSES

Small	39@	3,000.00	120,000.00
Displacement Payment	25@	2,500.00	62,500.00
Large	2@	10,000.00	20,000.00
TOTAL			727,333.00

REHABILITATION GRANTS (Sec. 115)

Owner-Occupied buildings to be rehabilitated requiring Sec. 155 Grants @ \$3500.00 ea.	15 grants to be given	\$52,500.00
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NARRATIVE IN SUPPORT OF AMENDED BUDGET

Attached are revised budget figures for the estimated relocation and rehabilitation costs for the Jackson Avenue Urban Renewal Project (N.J.R.-12). These revised costs are based on adjustments in eligibility and new grant programs stemming from amendments to the Housing Act since the Project application was submitted in December 1958, but not including changes from the 1970 Housing Act.

The estimated relocation cost in the 1958 submittal were based on the maximum allowable relocation cost as set forth in the Housing Act of 1949 as revised in 1956. This act limited reimbursement of residential moving cost to \$100.00 and business relocation expenses to \$2,000.00.

The following are dated amendments to the 1949 Housing Act which occurred after December 1958 and increased relocation and payments, resulting in the attached estimate:

MAXIMUM

Amendment - 9/23/59	Relocation payments for families and individuals increased from \$100.00 to \$200.00
	Business relocation payments increased from \$2,500 to \$3,000.
Amendment - 6/30/61	Business Relocation Payments \$3,000.00 or actual cost.
Amendment - 10/2/62	\$3,000.00 including property loans or maximum of \$25,000.
Amendment - 1/27/64	Established Small Business Displacement payment of \$1,500.00
	Authorized payment to families, individuals or businesses who moved prior to acquisition of property by agency (Dual payment).
	Established Relocation Adjustment Payment (\$500.00 maximum).

Amendment - 8/10/65

S.B.D.P. increased to \$2500.00

Amendment - 8/1/68

Additional Relocation payment replaced
Relocation Adjustment payments and
increased maximum from \$500. to \$1000.00.

Authorized Replacement Housing Payment
to maximum of \$5000.00

The changes in the law and the increase in payment have resulted in todays residential relocate being potentially eligible for payments up to \$5200.00 and businesses eligible for a maximum of \$25,000 as opposed to a maximum of \$100.00 for families and individuals and \$200.00 for businesses in December 1968.

The estimated number of families and individuals eligible for A.R.P.'s and R.H.P.'s and the number of businesses eligible for S.B.D.P. and moving expenses of over \$3000.00 is based on a recent survey of the Jackson Avenue area.

LPA REHABILITATION

3 units to be rehabilitation	\$79,785
at \$20,000; 1 at \$19,785	

These units will be totally renovated. Based on preliminary responses from property owners it is estimated that approximately twelve property owners are not desirous of rehabilitating their properties. These will be acquired and rehabilitated by the LPA, used as temporary relocation facilities for families temporarily displaced by rehabilitation activities and eventually sold to low and moderate income families or non-profit sponsors under the provisions of either Section 235 or 236.

JACKSON AVENUE PROJECT REHABILITATION GRANTS

- 1965 - Housing and Urban Development Act of 1965 added Section 115 to Title I of the Housing Act of 1949. Section 115 provides for the making of Federal Grants to qualified low-income owner-occupants of housing in an urban renewal area.
- 1969 - The Housing Act of 1969 made substantial changes in respect to Section 115 grants. Maximum payments to qualified low-income owner-occupants was \$1,500.00 in 1965. In 1969 the maximum grants was raised to \$3,000.

LPA REHABILITATION

The Housing Act also currently provides for L.P.A. rehabilitation which was not available in the Housing Act at the time the project was submitted in December 1958.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

PROJECT COST ESTIMATE AND FINANCING PLAN

PROJECT LOCALITY

Jersey City, N.J.

PROJECT NAME

Jackson Avenue Urban
Renewal Project Area

PROJECT NUMBER

N.J. R-12

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and
copies in Binders No. 2, 3, 4, 5, 6, and 7.

SUBMISSION (Check and complete the description which applies)

☐ ACCOMPANIES FINAL PROJECT REPORT

REVISES PROJECT COST ESTIMATE AND FINANCING PLAN

☐ SUBMITTED BY LPA ON _____, 19__

DATED _____, 19__

☐ ACCEPTED BY HUD ON _____, 19__

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		<input type="checkbox"/> INITIAL ESTIMATE OR <input type="checkbox"/> LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
	ITEM 1 OF GROSS PROJECT COST:			
A-1	TOTAL PROJECT EXPENDITURES (from Form HUD-6220, line 19)	\$ 2,466,743	\$ 4,951,884	\$
	ITEM 2 OF GROSS PROJECT COST (Noncash Local Grants-in-Aid):			
A-2	Cash value of land donations (from Supporting Schedule 1)	-	38,275	
A-3	Demolition and removal work (from Supporting Schedule 2)			
A-4	Project or site improvements (from Supporting Schedule 3)	160,682	2,420	
A-5	Public or supporting facilities (from Supporting Schedule 4)	119,080	29,695	
A-6	Other noncash local grants-in-aid (from Supporting Schedule 5)	-0-		
A-7	TOTAL NONCASH LOCAL GRANTS-IN-AID (sum of lines A-2 through A-6)	\$ 279,762	\$ 70,390	\$
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) (line A-1 plus A-7)	\$ 2,746,505	\$ 5,022,274	\$
	PROCEEDS FROM PROJECT LAND:			
A-9	Sale price of project land to be sold	\$ 291,862	\$ 80,522	\$
A-10	Capital value imputed to project land to be leased			
A-11	Capital value of project land to be retained by LPA			
A-12	TOTAL PROCEEDS FROM PROJECT LAND (sum of lines A-9, A-10, and A-11)	\$ 291,862	\$ 80,522	\$
A-13	NET PROJECT COST (line A-8 minus A-12)	\$ 2,454,643	\$ 4,941,752	\$
	SHARING OF NET PROJECT COST:			
A-14	Net Project Cost of this project (from line A-13)	\$ 2,454,643	\$ 4,941,752	\$
A-15	Net Project Cost of other projects (if any) pooled with this project (from Supporting Schedule 6)			
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool (line A-14 plus A-15)	2,454,643	4,941,752	
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool	818,215	785,793	
A-18	(Less) Total local grants-in-aid to be provided for other projects (if any) in the pool			
A-19	(Equals) Minimum local grants-in-aid required for this project (line A-17 minus A-18)	\$ 818,215	\$ 785,793	\$

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS *(Continued)*

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		[] INITIAL ESTIMATE OR [] LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
	SHARING OF NET PROJECT COST: <i>(Continued)</i>			
	LOCAL GRANTS-IN-AID, THIS PROJECT:			
A-20	Noncash local grants-in-aid (from line A-7)	\$ 279,762	\$ 70,390	\$
A-21	Cash local grants-in-aid	538,453	1,645,603	
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT (line A-20 plus A-21) (must be not less than A-19)	\$ 818,215	\$ 1,715,993	\$
A-23	PROJECT CAPITAL GRANT (line A-14 minus A-22)	\$ 1,636,428	\$ 3,225,759	\$
A-24	RELOCATION GRANT (from Form HUD-6220, line 20)	\$ 220,000	\$ 727,333	\$
A-25	REHABILITATION GRANT (from Form HUD-6220, line 21)	\$ 52,500	\$ 52,500	\$
A-26	TOTAL FEDERAL CAPITAL GRANT (sum of lines A-23, A-24, and A-25)	\$ 1,908,928	\$ 4,005,592	\$

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES, RELOCATION PAYMENTS, AND REHABILITATION GRANTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		[] INITIAL ESTIMATE OR [] LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
B-1	Total cash requirements for project expenditures, Relocation Payments, and Rehabilitation Grants (sum of lines A-1, A-24, and A-25)	\$ 2,739,243	\$ 5,731,717	\$
	Cash local grants-in-aid:			
	SOURCE OF CASH	ACTUAL OR ESTIMATED DATE OF RECEIPT		
B-2		\$ 436,413	\$ 1,565,081	\$
B-3				
B-4				
B-5	Real estate tax credits (from Form HUD-6220, line 6b)	102,040	80,522	
B-6	Total cash local grants-in-aid (sum of lines B-2 through B-5)	\$ 538,453	\$ 1,645,603	\$
B-7	Total funds to be applied to project expenditures, Relocation Payments, and Rehabilitation Grants, from short-term borrowings other than those on line B-8 below	\$	\$	\$
B-8	Subtotal (line B-6 plus B-7)	\$ 538,453	\$ 1,645,603	\$
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT CONTRACT (line B-1 minus B-8)	\$ 2,200,790	\$ 4,086,114	\$

SECTION C. SOURCES OF FUNDS FOR REPAYMENT OF PROJECT TEMPORARY LOAN

LINE NO	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		INITIAL ESTIMATE OR LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
C-1	TOTAL PROCEEDS FROM PROJECT LAND (from line 1-12)	\$ 291,862	\$ 80,522	\$
C-2	Project capital grant (from line 1-23)	1,636,428	3,225,759	
C-3	Relocation Grant (from line A-24)	220,000	220,000	
C-4	Rehabilitation Grant (from line 1-25)	52,500	52,500	
C-5	TOTAL (sum of lines C-1 through C-4) (The sum shown on this line must be equal to amount shown on line B-9, above)	\$2,200,790	\$4,086,114	\$

Acceptance of the estimates submitted is hereby requested.

July 22, 1971

Date

Signature of Authorized Officer

Jersey City Redevelopment Agency

Local Public Agency

Executive Director

Title

ACCEPTANCE

The estimates are accepted as indicated in the appropriate column.

Date

Signature

Title

SUPPORTING SCHEDULES

SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)

IDENTIFICATION		NAME OF DONOR	ESTIMATED CASH VALUE SUBMITTED BY LPA	TO BE COMPLETED BY HUD ESTIMATED CASH VALUE ACCEPTED BY HUD
(a)		(b)	(c)	(d)
Parcel			\$	\$
2-25		City of Jersey City	\$ 4,600	
7-22		"	4,000	
7-6		"	2,500	
2-9		"	7,175	
4-36		"	10,000	
4-35		"	<u>10,000</u>	
CASH VALUE OF LAND DONATIONS (Enter on line A-2)			\$38,275	\$

SCHEDULE 2. DEMOLITION AND REMOVAL WORK — NONCASH LOCAL GRANTS-IN-AID
(Include work which has been or will be provided)

IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	TO BE COMPLETED BY HUD
			ESTIMATED NET COST ACCEPTED BY HUD (d)
		\$	\$
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-3)		\$	\$

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS — NONCASH LOCAL GRANTS-IN-AID

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			TO BE COMPLETED BY HUD	
		TOTAL COST (c)	CHARGE TO PROJECT ¹		ESTIMATE ACCEPTED BY HUD	
			% (d)	AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
		\$		\$		\$

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SUPPORTING SCHEDULES (Continued)

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NONCASH LOCAL GRANTS-IN-AID (Continued)

IDENTIFICATION	NAME OF PROVIDING ENTITY	ESTIMATE SUBMITTED BY LPA		TO BE COMPLETED BY HUD	
		TOTAL COST	CHARGE TO PROJECT ¹	ESTIMATE ACCEPTED BY HUD	
			AMOUNT ((c) X (d))		AMOUNT
(a)	(b)	(c)	(d)	(e)	(f)
		\$	\$		\$
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST (Enter on line A-4)			\$		\$

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION	NAME OF PROVIDING ENTITY	ESTIMATE SUBMITTED BY LPA		TO BE COMPLETED BY HUD	
		TOTAL COST	CHARGE TO PROJECT ¹	ESTIMATE ACCEPTED BY HUD	
			AMOUNT ((c) X (d))		AMOUNT
(a)	(b)	(c)	(d)	(e)	(f)
Swimming pool Public School 14	City of Jersey City Board of Education	\$150,000 \$612,963	25 13.24	\$37,500 \$81,279	
Parking Lot	City of Jersey City	\$ 9,683		\$ 9,683 \$128,462	
*In the first year we are claiming 23.12%, \$29,695.					
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT (Enter on line A-5)		\$772,646		\$29,695	\$

¹ If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

SCHEDULE 5. OTHER NONCASH LOCAL GRANTS-IN-AID (including Sec. 112 educational institutions or hospitals; Sec. 107(b) low-rent public housing)

SCHEDULE 6. NET PROJECT COST OF OTHER PROJECTS POOLED WITH THIS PROJECT (From latest accepted Form HUD-6200, line A-13, for the following projects:)

[illegible]

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

PROJECT EXPENDITURES BUDGET

PROJECT LOCALITY

Jersey City, New Jersey

PROJECT NAME

Jackson Avenue Urban
Renewal Project Area

PROJECT NUMBER

N.J. R-12

BUDGET NO.

7

INSTRUCTIONS: Initial Budget: Submit original and 4 copies in Binder No. 1, and copies in remaining Binder submitted to HUD. Revised Budget: If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HUD.

DATES OF BUDGET APPROVALS (Complete for revision only)

Budget No. 1, _____, 19____ Latest Approved Budget (No. 6), _____, 19____

LINE NO.	ACTIVITY CLASSIFICATION ¹	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR ____ MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ OR -) (b)		
1	TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (1401), 1403, 1404)	\$ 95,992	\$	\$ 95,992	\$
2	PROJECT EXECUTION EXPENDITURES:				
	Administrative costs (1410, 1475)	308,994	676,347	985,341	
3	Legal Services (1415.02 through 1415.05)	15,170	34,830	50,000	
4	Survey and planning (1430)	25,832	11,318	37,150	
5	Acquisition expenses (1440.02 through 1440.06)	66,215	161,436	227,651	
6a	Temporary operation of acquired property—Profit (—) or Loss (+) (1448)	(1,620)	680,310	678,690	
6b	Amount included in Line 6a as real estate tax credits (1448.038)	[]	[329,201]	[329,201]	[]
7	Relocation, excluding Relocation Payments (1443)	-0-	40,000	40,000	
8	Site clearance—Proceeds (—) or Cost (+) (1450)		250,850	250,850	
9	Project improvements (1455)	-0-	2,762,492	2,762,492	
10	Disposal, lease retention costs (1445)	3,600	11,450	15,050	
11	Rehabilitation, excluding Rehabilitation Grants (1460)	79,785	235,305	315,090	
12	Interest (1420.01, 1420.02)	95,869	551,250	647,119	
13	Other income (—) (1449)	(—) (8,904)	(9,421)	(—) (18,325)	(—)

¹ For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 6b.

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD
		USE ONLY FOR REVISED BUDGET		BUDGET REQUESTED FOR MONTHS	BUDGET APPROVED FOR MONTHS
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or -) (b)		
14	Subtotal (sum of Lines 2 through 13, excluding Line 6b)	\$ 584,941	\$ 5,406,117	\$ 5,991,108	\$
15	Contingencies (for Column (c), not to exceed 15% of Line 14)	-0-	484,292	484,292	
16	Real estate purchases (1440.01)	1,765,700	1,067,910	2,833,610	
17	Project inspection (1418)	20,110	44,933	65,043	
18	TOTAL PROJECT EXECUTION EXPENDITURES (sum of Lines 14, 15, 16, and 17)	2,370,751	7,003,302	9,374,053	
19	TOTAL PROJECT EXPENDITURES (ITEM 1 OF GROSS PROJECT COST) (Line 1 plus 18)	\$ 2,466,743	\$ 7,003,302	\$ 9,470,045	\$
20	Relocation Payments 100% reimbursable to LPA (1501)	\$ 220,000	\$ 1,014,665	\$ 1,215,665	\$
21	Rehabilitation Grants 100% reimbursable to LPA (1502)	\$ 52,500	\$ 154,000	\$ 206,500	\$
22		\$	\$	\$	\$

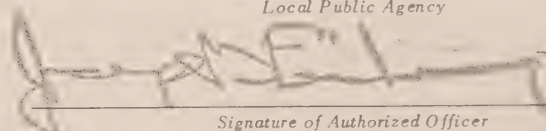
Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

Jersey City Redevelopment Agency

Local Public Agency

July 22, 1971

Date



Signature of Authorized Officer

Executive Director

Title

HUD APPROVAL

The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

The project shall be completed by _____, 19__.

Date

Signature

Title

SUPPORTING SCHEDULE

PROJECT IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE COMPLETED BY HUD	
	TOTAL COST	CHARGE TO PROJECT			
		%	AMOUNT		
Streets	\$ 616,406	50/ 100	\$ 428,292		\$
Storm Sewer System	215,435	"	145,637		
Sanitary Sewer System	654,280	"	430,980		
Water System	183,645	"	130,159		
Street Trees	46,425	"	30,900		
Bus Shelters	10,000	50	5,000		
Park	37,389	50	18,695		
Traffic Control	190,520	50/ 100	115,280		
Engineering Fees*	195,410	66.78	130,495		
Gas Distribution System	53,000	100	53,000		
Telephone System	7,500	100	7,500		
Electric Dist. System	585,000	50/ 100	<u>425,000</u>		
Total 1971 Cost Estimate	2,795,100		1,920,938		
* Engineering Fees not charged for Design of Gas, Telephone and Electric Systems.					
Adjusted Project Improvements Cost:					
Year					
1973	\$1,625,650				
1974	350,992				
1975	<u>785,840</u>				
TOTAL PROJECT IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			\$ 2,762,492		\$

Project No. N.J. R-12

Narrative Justification to Accompany Budget #7

Prepared 7/7/71

Line			Account Totals	Line Totals
Line 2	<u>Administrative Costs</u>			
A/C No.	Item			
1410.	<u>Administrative Overhead</u>			
	Estimated \$18,750 per mo. for 12 mos.	\$225,000		
	Estimated (low activity) for 3 years	410,994		
	Over-run 18,353 + \$22,000 est.-June	40,353	\$676,347	(\$676,347)
Line 3	<u>Legal Services</u>			
1415.02	<u>Legal Costs - Acquisition-Direct Purch.</u>			
	Parcels to be acquired: 185 @ \$100		18,500	
1415.03	<u>Acquisition-Condemnation</u>			
	Est. 45 Parcels @ \$500	22,500		
	Est. 45 Parcels @ \$200 per day-			
	Court Fee	9,000	31,500	
	Total Requirements		50,000	
	Less: Existing Budget Authorization		15,170	
	Requested Adjustment			\$ 34,830
Line 4	<u>Survey and Planning</u>			
1430.	<u>Survey and Planning</u>			
	<u>Architectural Consultant</u>			
	Review of Development Proposals in			
	Rehab and Clearance Section,			
	Agency staff and contractors.		15,000	
	Remaining Unexpended at 5/31/71		3,682	11,318
Line 5	<u>Acquisition Expenses</u>			
1440.02	<u>Acquisition Appraisals</u>			
	2 Appraisals of 40 properties at \$175	14,000		
	Est. 45 Condemn. Cases; 1 day in			
	Court each @ \$150 for 3 Appraisals	20,250		
	Est. 3rd Appraisal to reconcile	3,500		
	Add'l. to cover over-run at 5/31/71	3,735	41,485	
1440.04	<u>Title Information</u>			
	Title Searches 185 @ \$200 each	37,000		
	Title & Recording Costs 185 @ \$25	4,625		
	Title Insurance \$2.50 per M of			
	Acq. price of \$2,833,610	7,085		
	Sub-Total	48,710		
	Plus Over-run at 5/31/71	11,366	60,076	
1440.05	<u>Sundry Acquisition Costs-Dir.Purch.</u>			
	\$50 per parcel for 185 Parcels		9,250	
1440.06	<u>Sundry Acquisition Costs-Condemnation</u>			
	<u>Condemnation Commissioners:</u>			
	45 parcels @ \$1,000	45,000		
	Miscellaneous-Surveys, Recordings			
	etc. 45 parcels @ \$125 per parcel	5,625	50,625	161,436

	Temporary Operation of Acquired Property	Totals	Totals
Line 6	Item		
1443	Temporary Operation of Acq. Property		
.01	Rental Insurance at 7/1/71 \$5,784 Est. \$6000 for 25 mos. (2 years and June)	(\$150,000)	
.031	Repairs		
	Per experience (424 Grove St.) \$376 for 12 mos. 376 x 145 Parcels	\$ 54,540	
.033	Utilities		
	Fuel & Light \$795 Water & Sewer 25 \$820	118,900	
.034	Insurance-Est. on R-13 \$22,000 per yr. for 4 years High Est. for Rehab & Fire Ins.	88,000	
.036	Real Estate Tax Payments		
	1971 Payment \$103,532. 1972 Payment 122,137.	225,669	
.038	Real Estate Tax Credits		
	1971 Credit -0- 1972 Credit 103,532. 1973 Credit 225,669.	329,201	
.039	Temporary On-Site Moves 20 @ \$200	4,000	
.04	Estimated Rent Losses & Charge- Offs	10,000	830,310 680,310
Line 7	Relocation, Excluding Relocation Payments		
1443.	Relocation Community organization excluding Relocation Payments for 4 years Community organization specialist for 4 years @		40,000
Line 8	Site Clearance		
1450.	Site Clearance: Estimate 145 Bldgs. & add'ls. 145 @ \$1730 avge.		250,850
Line 9	Project Improvements		
1455.	Project Improvements Per Improvements Section		\$2,762,492
Line 10	Disposal, Lease Rentention Costs		
1445.	Disposal, Lease & Retention		
	2 Re-use Appraisals @ \$4500 Boundary Surveys 14 @ \$125 Misc. Costs & Fees 14 @ \$50	9,000 1,750 700	11,450 11,450
Line 11	Rehabilitation, Excluding Rehabilitation Grants		
1460.	Rehabilitation Costs		
.1	Rehab Financing Costs-Credit Reports		
	\$15 x 91 1,365 FHA as is Appraisal - \$35 x 91 3,185 Title App'l Cancel- lations \$250 + 35 = \$285 for est. 10,545 40%	15,090	
	37 Parcels @ \$285.		
.3	Agency Rehab. 15 Parcels @ \$20,000 Less: Available Rehab. Balance	300,000 79,785	235,305

<u>Line</u>	<u>Interest</u>	<u>Account Totals</u>	<u>Line Totals</u>
1420.	Interest: Estimate Avge. loan of \$2,000,000 @ Contract Rate of 6-1/8% - 122,500 per yr. for 4½ years		551,250
<u>Line 13</u>	<u>Other Income</u>		
	Other Income - Reduce by Balance at 5/31/71		(\$ 9,421.)
	Contingencies - 15% on Activities other than Project Improvements	\$5,991,108 2,762,492 <u>3,228,616</u>	
	@ 15%		484,292
<u>Line 16</u>	<u>Real Estate Purchases</u>		
1440.01	Real Estate Purchases Adjust to Estimate in R.E. Section		1,067,910
<u>Line 17</u>	<u>Project Inspection</u>		
1418.	Project Inspection Fee 3/4 of 1% on \$5,999,108		44,933
<u>Line 20</u>	<u>Relocation Payments 100% Reimbursable to LPA</u>		
	Relocation, per Schedule Less: Available Budget	1,215,665 <u>220,000</u>	<u>1,014,665</u>
<u>Line 21</u>	<u>Relocation Grants 100% Reimbursable to LPA</u>		
	Rehabilitation Grant-\$3500 for 59 Parcels (Per prior estimate of LPA) Less: Available Budget	206,500 <u>52,500</u>	154,000

Justification for Demolition Estimate

Demolition cost estimates are based on per cubic feet costs of previous demolition in other project areas:

Brick: \$ 0.057 per cubic foot

Frame: \$ 0.045 per cubic foot

Total cubic feet of Frame Buildings in the Jackson Avenue project area, 2,525,877.

\$ 0.045 x 2,525,877 =

Total cost: \$113,619.00

Total cubic feet of Brick Buildings in the project area, 2,407,563.

\$ 0.057 x 2,407,563 =

Total cost: \$137,231.00

Total Estimated Demolition Cost: \$250,850.00

Krieger, Chodash & Politan
COUNSELLORS AT LAW

HAROLD KRIEGER
BENJAMIN H. CHODASH
NICHOLAS H. POLITAN

JOHN J. CARLIN
KENNETH P. KELLER
JOEL I. BERGMAN

SUITE 1031 • TRUST COMPANY BUILDING
921 BERGEN AVENUE
JERSEY CITY, NEW JERSEY 07306
AREA CODE (201) 653-2925

August 16, 1971

Mr. Joseph G. Feinberg
Executive Director
Jersey City Redevelopment Agency
574 Newark Avenue
Jersey City, N. J.

Re: Jackson Avenue Urban Renewal Project

Dear Mr. Feinberg:

Pursuant to your request, I have reexamined my memorandum of 3/27/67 and find the subject matter still in effect. With regard to the Jackson Avenue Project, the same statutes apply and the responsibility for the cost of the relocation or the removal of public utilities will rest initially with the Jersey City Redevelopment Agency. Said costs in certain instances may be subsequently transferred to a developer at the time of land disposition.

Very truly yours,


HAROLD KRIEGER
General Counsel

HK:NSP:ms

NEW JERSEY REDEVELOPMENT AGENCY
INTER-OFFICE MEMORANDUM

3/17/67

JOSEPH G. FEINBERG, Executive Director

HAROLD KRIEGER, General Counsel

Montgomery Street Urban Renewal Project

I am in receipt of your memorandum of 3/17/67 relative to "removal and/or relocation of privately owned utility lines" in the Montgomery Street Urban Renewal Project. In that regard, the subsequent telephone conversations indicate that although you use the word privately owned you mean a public utility in accordance with the statutory definition, which is contained in N.J.S.A. 48:2-13:

"The term 'public utility' shall include every individual, copartnership, association, corporation or joint stock company, their lessees, trustees or receivers appointed by any court whatsoever, their successors, heirs or assigns, that now or hereafter may own, operate, manage or control within this State any railroad, street, railway, traction railway, autobus, canal, express, subway, pipeline, gas, electric light, heat, power, water, oil, sewer, telephone or telegraph system, plant or equipment for public use, under privileges granted or hereafter to be granted by this State or by any political subdivision thereof."

Concerning the substance of your memorandum wherein you make inquiry relative to the responsibility as between the Agency and the public utility, the New Jersey Redevelopment Agency Law specifically provides that the cost of removal, reconstruction, alteration or relocation of public utility facilities shall be paid by the Agency and included in the cost of your project. N.J.S.A.40:55C-23 specifically provides:

RECEIVED

RECEIVED

MAR 23 1967

"If an agency shall undertake a project and as a part of the project or in connection therewith any property owned or used by a public utility (as defined in section 48:2-13 of the Revised Statutes) in furnishing any commodity or service which it is authorized by law to furnish, shall be removed, reconstructed, altered or relocated, the cost and expense of the removal, reconstruction, alteration or relocation of such property, including the cost of installing or replacing such property in a new location or new locations, and the cost of ————— or interests in lands, and any other rights acquired to accomplish such removal, reconstruction, alteration or relocation of such property less the cost of any lands or any rights or interests in lands or any other rights of the public utility paid to the public utility in connection with the removal, reconstruction, alteration or relocation of such property, shall be paid by the agency and shall be included in the cost of the project. In case of the relocation of any such property the public utility owning or using the same, its successors and assigns, may maintain and operate such property, with the necessary appurtenances, in the new location or new locations, for as long a period and upon the same terms and conditions as it had the right to maintain and operate such property in its former location.

In addition the other laws governing redevelopment are consistent with this basic statute. See N.J.S.A.40:55C-63; N.J.S.A.40:55C-103; N.J.S.A.40:55-21.11.

The intent of the legislation is clear that the public utility shall not bear any portion of the costs for removal and relocation of public utility facilities.

If there are any further questions please feel free to call upon me.

Holie Jaskolka



New Jersey Bell

26 Journal Square
Jersey City, New Jersey 07306
Phone (201) 434-9963

J. F. Ambros, P.E.
District Engineer, Hudson County

June 15, 1971

Mr. Marvin Grey
Director, Demolition and Site Improvements
Jersey City Redevelopment Agency
574 Newark Avenue
Jersey City, N.J. 07306

Re: Jackson Avenue Urban
Renewal Area N.J.R.-12

Attention: Mr. G. Jaskolka

Dear Sir:

This is in response to your request that cost estimates for removal and replacement of all our aerial plant within this project area be submitted to you. The following are our estimated costs:

Removal of poles, cables, terminals and wire

<u>Location</u>	<u>Est. Cost.</u>
Block 1951	\$ 400
Block 1952	1500
Block 1961	700
Block 1962	1050
Block 1971	850
Block 1937	650
Block 1938	400
Removal Total	\$5550
Add Contingencies	1950
	<u>\$7500</u>

The figure quoted Mr. Jaskolka verbally included conduit and cable costs to serve the rehabilitated and new buildings. These costs will be borne by the Telephone Company.

Forwarded under a separate cover are copies of this project's site plans indicating portions of our underground conduit system not shown on your study map and proposed conduit reinforcements by the Telephone Company.

Please keep us informed on matters that may affect us as this project advances. If we may be of any further assistance, do not hesitate to contact us.

Very truly yours,


District Engineer,
Hudson County

H.E. Scruggs:fmb

Public Service Electric and Gas Company

80 Park Place, Newark, New Jersey 07101

Telephone (201) 622-7000

July 6, 1971

Mr. Marvin Grey
Director of Demolition and Site Improvements
Jersey City Redevelopment Agency
574 Newark Avenue
Jersey City, New Jersey 07306

Dear Mr. Grey:

JACKSON AVENUE URBAN RENEWAL AREA PROJECT N.J.R-12
JERSEY CITY

As requested in your letter dated May 18, 1971, we are preparing detailed estimates of the cost to relocate all overhead electric lines in the Jackson Avenue Urban Renewal Project either underground or out of the Project area.

On May 28, 1971 we orally gave Mr. G. Jaskolka of your office a rough office estimate of the cost of this work in the amount of \$545,000. This letter is written to confirm that figure, still as a rough estimate, since there may have been some misunderstanding as to the amount.

Very truly yours,

E. F. Walsh

E. F. Walsh

Utilities Relocation Engineer
Electric Department

EFW:AC

71

FORM HUD-6121, DATA SUPPORTING
PROJECT EXPENDITURES BUDGET

1. Statement In Support of Site Clearance Costs

Forwarded under separate cover will be a letter from a Demolition Contractor stating an estimated cost of \$250,000 for the demolition and site clearance of 145 structures in the Project Area.

2. Statement In Support of Project Improvements Costs

All project improvements proposed below were developed in coordination with appropriate public utilities, City Departments and Agencies and their Consultants.

Unit costs and the resulting total costs for a given improvement were determined by the engineering consultant for the Jersey City Redevelopment Agency.

Estimated costs shown in paragraphs (b) and (e) below are based on 1971 prices. Scheduling of project improvement activities and the adjustment of estimated costs resulting therefrom are included in paragraph (f).

(a) Scope, Character and Design of Proposed Improvements

(1) Streets. (See Map labeled "Street Improvements").

In order to improve traffic flow to and from Jackson Avenue and Monticello Avenue above Communipaw Avenue, it is proposed to construct a new street between Clinton and Communipaw Avenues to provide a direct connection between Jackson and Monticello Avenues. New construction will consist of 500'± of roadway, containing an

80' right-of-way, 60' carriageway and 10' concrete sidewalks on both sides.

This new improvement will necessitate reconstruction of the intersection of Jackson and Clinton Avenues.

It is also proposed to widen Communipaw Avenue by 20' within the Project Area in accordance with recommendations in the City's Comprehensive Master Plan, prepared in 1966, The City: A Time for Change.

In addition, it is proposed to reconstruct Monticello Avenue between Clinton and Madison Avenues between Communipaw and Bramhall Avenues. Monticello Avenue will be reduced in width to a carriageway of 12 feet which will be resurfaced with decorative pavement. Madison Avenue between Communipaw and Bramhall Avenues will be resurfaced with decorative pavement. The purpose of this reconstruction is to pedestrianize the area and yet retain service access to NTBA properties.

All other streets within the Project Area are proposed to be resurfaced, including the construction of new curbs and 10' wide concrete sidewalks, with the exception of Atlantic Street, Monticello Avenue between Communipaw Avenue and Clinton Avenue and a portion of Clinton Avenue which are to be abandoned.

Indicated on the Map labeled "Street Improvements" are suggested easements for public and private utilities. It is to be noted that an easement is requested on the to-be-vacated Monticello Avenue for underground electric facilities and for storm and proposed sanitary sewers. An easement in the northern right-of-way portion on the to-be-vacated Clinton Avenue is requested for proposed telephone and gas lines. An easement is also requested for an underground electric line running north-south along the eastern portion of the existing Jackson Avenue in the proposed traffic "separator" (isolating traffic traveling along the existing Jackson Avenue from the realigned Jackson Avenue).

(2) Storm Sewer System. (See Map labeled "Storm Drains")

The Project Area is presently served by a combined storm and sanitary system. It was determined that this existing line, with some modifications, can be utilized for a storm system. While the existing line is adequate for continued use, provision is made for reinforcement of the line as necessary in the design phase to make the line structurally adequate. Other modifications include the rebuilding and/or construction of man-holes and appurtenances.

The existing line in Atlantic Street is proposed to be abandoned.

(3) Sanitary Sewer System. (See Map labeled "Sanitary Sewers")

A new sanitary system is proposed for the entire Project Area to separate the existing combined system. Because of the size and location of the storm system which is to remain, it may be necessary to construct a dual sanitary system in order to serve both sides of the street. All lines will be 12" diameter as required by local standards. Man-holes will be constructed as required.

(4) Water System. (See Map labeled "Water Mains")

The water system is proposed to be upgraded to meet City Standards requiring 8" mains. Existing 6" mains, therefore, will be replaced with 8" mains in Communipaw, Monticello, Madison Avenues and Union Street and Oak Street.

All hydrants presently serving the area are old and will be replaced by modern hydrants.

(5) Street Trees.

Elm trees and evergreen pine bushes are proposed for all streets, including the carriageways, at 50' intervals except where street trees already exist and are not scheduled to be removed.

In addition, evergreen bushes are proposed for the bus shelter locations.

(6) Bus Shelters.

Four concrete bus stop shelters containing a sitting surface and lights are proposed for the following locations: northeast corner of Oak and Jackson Avenues; southwest corner of the

intersection of Communipaw Avenue and newly relocated Jackson Avenue; northeast corner of Jackson and Bramhall Avenues; and southwest corner of Union Street and Ocean Avenue.

(7) Park or Sitting Area.

One public park or sitting area is proposed to be located in the triangular area bounded by the existing right-of-way of Jackson Avenue, the proposed new street and the reconstructed intersection of Clinton and Jackson Avenues. This park will serve existing and future residents in the surrounding area.

It is proposed that this park area be improved with decorative paving and attractive landscaping, including plantings and benches.

(8) Traffic Control

The existing traffic signal system is marginal and is to be replaced with an interconnected traffic control system to facilitate vehicular movement in and around the Project Area.

The following intersections are proposed to be signalized:

Communipaw and Jackson Avenue

Communipaw and "New" Street

Communipaw and Madison Avenues

Madison and Clinton Avenues

Madison and Bramhall Avenues

Ocean and Bramhall Avenues

Ocean and Oak Street

Jackson and Oak Street

Jackson and Union Street

Jackson and Bramhall Avenue

(9) Gas Distribution System

The gas distribution system will be relocated to accommodate the redevelopment and rehabilitation of the Project Area. Involved will be the following work:

- a. The removal and termination of gas services to designated properties.
- b. The installation of a new gas main on the relocated Jackson Avenue.
- c. The installation of a new gas main along Clinton Avenue from Jackson Avenue to Monticello Avenue.

(10) Telephone Communications System.

It is proposed that all overhead telephone facilities within the Project Area be relocated underground. Much of these telephone lines are already underground so that it remains to remove existing overhead facilities as the structures served are demolished and cleared.

(11) Electric Distribution System

It is proposed that all existing overhead electric distribution lines within the Project Area be relocated underground.

(b) Estimated Cost and Eligibility Data

(1) Streets

Total estimated cost for all street improvements in the Project Area is \$616,406 of which \$428,292 is eligible as a project cost. (See attached Exhibit A).

The following streets are considered interior streets and are claimed 100% eligible:

- a. New Street
- b. Union Street
- c. Atlantic Street
- d. Bramhall Avenue (from Jackson to
Madison Avenues)
- e. Clinton Avenue
- f. Monticello Avenue

The following streets are considered boundary streets and are claimed at 50% eligibility:

- a. Jackson Avenue
- b. Communipaw Avenue
- c. Madison Avenue
- d. Ocean Avenue
- e. Oak Street
- f. Bramhall Avenue (from Madison to
Ocean Avenues)

(2) Storm Sewer System

The total estimated cost of the storm sewer system is \$215,435 of which \$145,637 is eligible as a project cost. (See attached Exhibit B.)

Storm system in interior streets as listed in (b) (1) above is being claimed 100% eligible while the storm system in boundary streets as listed in (b) (1) above is claimed at 50% eligibility.

(3) Sanitary Sewer System

Estimated costs for the proposed sanitary sewer system total \$654,280 of which \$430,980 is being claimed as an eligible project cost. (See attached Exhibit C.)

Eligibility for the sanitary system is identical to the eligibility claimed for respective streets.

(4) Water System

The proposed changes to the water system are expected to cost \$183,645 of which \$130,159 is deemed eligible as a project cost. (See attached Exhibit D.)

Eligibility of the water system is based on eligibility of each respective street as set forth in paragraph (b) (1) above.

(5) Street Trees

The total estimated cost for street trees is \$46,425 of which \$30,900 is eligible as a project cost. The unit prices represent the cost of the item in place.

TREES

Boundary Streets

166 @ \$175 = \$29,050 @ 50% = \$14,525

Interior Streets

81 @ \$175 = \$14,175 @ 100% = \$14,175

BUSHES

Boundary Streets

50 @ \$40 = \$2,000 @ 50% = \$ 1,000

Interior Streets

30 @ \$40 = \$1,200 @ 100% = \$ 1,200

Total Trees and Bushes

\$46,425 @50/100 = \$30,900

(6) Bus Shelters

The estimated cost of four concrete bus shelters 4 x 8 x 8, all located on boundary streets is as follows:

Concrete \$2,000 each

Sand 500 each

\$2,500

\$2,500 x 4 = \$10,000 @ 50% = \$ 5,000

(7) Park

The estimated cost of the park facility is as follows:

Decorative Paving 6,000 S.F. @ \$5/S.F. = \$30,000

Benches 9 Ea. @ \$200 = 1,800

Trees 10 Ea. @ \$175 = 1,750

Bushes 11 Ea. @ \$ 40 = 440

\$33,990

Contingencies 10% 3,399

\$37,389

Eligibility 50% \$18,695

(8) Traffic Control System

The total estimated cost for changes in the traffic control system is \$190,520 of which \$115,280 is eligible as a project cost.

(See attached Exhibit E.)

The total estimated cost includes an allowance for miscellaneous street signs as may be required.

Eligibility of the traffic control system is based on the eligibility of each respective street set forth in paragraph (b) (1) above.

(9) Engineering Fees

Engineering fees for design and inspection for the above described improvements are estimated at 10% of the total cost of improvements. The percentage of eligibility is based on the ratio of eligible project improvements to the total cost of improvements.

Total Engineering Fees from Exhibit F	\$195,410
--	-----------

Eligible:

$$\frac{\$1,304,943}{1,954,100} = \$66.78$$

$$\$195,410 \times \$66.78 = \$130,495$$

(10) Gas Distribution System

Public Service Electric Gas & Electric Company (Gas Department) has submitted a May, 1971 preliminary estimate of \$53,000 for the cost of relocating the existing gas distribution system to accommodate redevelopment and rehabilitation of the Project Area. The Jersey City Redevelopment Agency claims 100% eligibility for this cost.

(11) Telephone Communications System

An enclosed copy of a letter from the New Jersey Bell Telephone Company dated June 15, 1971 indicates total estimated costs of \$7,500 to remove poles, cables and terminals in the Project Area. The Jersey City Redevelopment

Agency claims 100% eligibility for this cost.

(12) Electric Distribution System

In an enclosed copy of a letter from Public Service Electric and Gas Company (Electric Department), preliminary estimated costs for the underground placement of all existing overhead electric facilities are given at \$585,000. The Jersey City Redevelopment Agency claims \$425,000 of the project cost for this item as eligible.

(c) Improvements Financed by Special Assessments, Federal Grants or Subsidies

Not Applicable.

(d) Statement Concerning Public Utilities

Not Applicable.

(e) Types of Units; Quantities and Unit Prices

See Exhibits A, B, C and D attached hereto and referred to above in paragraph (b).

Unit prices included in said Exhibits are current 1971 prices applicable to Jersey City and surrounding New Jersey communities.

(f) Cost Adjustments

In accordance with the HUD Handbook, all of the above proposed project improvements work has been scheduled by years in which the work is expected to occur and adjustments in cost estimated reflecting this scheduling have been made.

See attached Exhibit F for scheduling, cost adjustments and percentage of charge.

Project Name	Jackson Avenue
Project Number	N. J. R-12
Sheet	1 of 6

PROJECT IMPROVEMENTS ESTIMATE

A. Streets Improvement	Unit Price	Street					
		New Street*		Jackson Avenue**		Jackson Avenue***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
Roadway Excavation	\$8.00/CY	1,660 C.Y.	\$13,280				
Concrete Curb	6.00/LF	1,000 L.F.	6,000	1,620 L.F.	\$ 9,720	1,350 L.F.	\$ 8,100
Concrete Sidewalk	15.00/SY	1,100 S.Y.	16,500	1,800 S.Y.	27,000	1,500 S.Y.	22,500
8" Subbase 5-A	8.00/CY	750 C.Y.	6,000				
6" Asphalt Stabilized Base	5.00/SY	3,330 S.Y.	16,650				
3" Asphalt Top	3.00/SY	3,330 S.Y.	9,990	5,300 S.Y.	15,900	5,620 S.Y.	16,860
Removal of Curbs, Walks and Pavements	5.00/CY			480 C.Y.	2,400	250 C.Y.	1,250
Decorative Paving	5.00/SF						
Subtotals			\$68,420		\$55,020		\$48,710
Contingencies			6,842		5,502		4,871
Totals			\$75,262		\$60,522		\$53,581
Amounts Eligible		100%	75,262	50%	30,261	50%	26,791

*Between Jackson & Monticello Avenues
 **Communipaw to Bramhall Avenues
 ***Oak Street to Bramhall Avenue

Code R-226
 Exhibit A

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 2 of 6

PROJECT IMPROVEMENTS ESTIMATE

A. Streets Improvement	Unit Price	Street					
		Communipaw Avenue*		Madison Avenue**		Madison Avenue***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
Roadway Excavation	\$8.00/CY	960 C.Y.	\$ 7,680				
Concrete Curb	6.00/LF	970 L.F.	5,820	970 L.F.	\$ 5,820	960 L.F.	\$ 5,760
Concrete Sidewalk	15.00/SY	1,070 S.Y.	15,050	1,510 S.Y.	22,650		
8" Subbase 5-A	8.00/CY	320 C.Y.	2,560				
6" Asphalt Stabilized Base	5.00/SY	2,900 S.Y.	14,500				
3" Asphalt Top	3.00/SY	3,000 S.Y.	9,000	2,450 S.Y.	7,350	2,250 S.Y.	6,750
Removal of Curbs, Walks and Pavements	5.00/CY	180 C.Y.	900	210 C.Y.	1,050	190 C.Y.	950
Decorative Paving	5.00/SF					9,000 S F.	45,000
Subtotals			\$56,510		\$36,870		\$58,460
Contingencies			5,651		3,687		5,846
Totals			\$62,161		\$40,557		\$64,306
Amounts Eligible		50%	31,081	50%	20,279	50%	32,153

*Jackson Avenue to Madison Avenue
 **Communipaw Avenue to Clinton Avenue
 ***Clinton Avenue to Bramhall Avenue

Code R-226
 Exhibit A

Project Locality Seaside City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 3 of 6

PROJECT IMPROVEMENTS ESTIMATE

A. Streets Improvement	Unit Price	Street					
		Ocean Avenue *		Oak Street **		Union Street ***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
Roadway Excavation	\$8.00/CY						
Concrete Curb	6.00/LF	1,340 LF	\$8,040	1,170 LF	\$ 7,020	1,170 LF	\$ 7,020
Concrete Sidewalk	15.00/SY	1,490 SY	22,350	1,300 SY	19,500	1,300 SY	19,500
8" Subbase 5-A	8.00/CY						
6" Asphalt Stabilized Base	5.00/SY						
3" Asphalt Top	3.00/SY	3,880 SY	11,640	2,150 SY	6,450	2,150 SY	6,450
Removal of Curbs, Walks and Pavements	5.00/CY	250 CY	1,250	280 CY	1,400	290 CY	1,450
Decorative Paving	5.00/SF						
Subtotals			\$43,280		\$34,370		\$34,420
Contingencies			4,328		3,437		3,442
Totals			\$47,608		\$37,807		\$37,862
Amounts Eligible		50%	23,804	50%	18,904	100%	37,862

* Bramhall Avenue to Oak Street
 ** Jackson Avenue to Ocean Avenue
 *** Jackson Avenue to Ocean Avenue

Code R-226
 Exhibit A

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 4 of 6

PROJECT IMPROVEMENTS ESTIMATE

A. <u>Streets</u> <u>Improvement</u>	Unit Price	Street					
		Atlantic Street *		Bramhall Avenue **		Bramhall Avenue ***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
Roadway Excavation	\$8.00/CY						
Concrete Curb	6.00/LF			780 LF	\$4,680	290 LF	\$1,740
Concrete Sidewalk	15.00/SY			870 SY	13,050	330 SY	4,950
8" Subbase 5-A	8.00/CY						
6" Asphalt Stabilized Base	5.00/SY						
3" Asphalt Top	3.00/SY			1,650 SY	4,950	540 SY	1,620
Removal of Curbs, Walks and Pavements	5.00/CY	1,070 CY	\$5,350	260 CY	1,300	100 CY	500
Decorative Paving	5.00/SF						
Subtotals			\$5,350		\$23,980		\$8,810
Contingencies			535		2,398		881
Totals			\$5,885		\$26,378		\$9,691
Amounts Eligible		100%	5,885	100%	26,378	50%	4,846

* Jackson Avenue to Ocean Avenue
 ** Jackson Avenue to Madison Avenue
 *** Madison Avenue to Ocean Avenue

Code R-226
 Exhibit A

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 5 of 6

PROJECT IMPROVEMENTS ESTIMATE

A. Streets Improvement	Unit Price	Street					
		Clinton Avenue *		Clinton Avenue **		Monticello Avenue ***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
Roadway Excavation	\$8.00/CY	500 LF	\$3,000				
Concrete Curb	6.00/LF	560 SY	8,400				
Concrete Sidewalk	15.00/SY						
8" Subbase 5-A	8.00/CY						
6" Asphalt Stabilized Base	5.00/SY						
3" Asphalt Top	3.00/SY	1,100 SY	3,300				
Removal of Curbs, Walks and Pavements	5.00/CY	100CY	500	900 CY	\$4,500	1,320 CY	\$6,600
Decorative Paving	5.00/SF						
Subtotals			\$15,200		\$4,500		\$6,600
Contingencies			1,520		450		660
Totals			\$16,720		\$4,950		\$7,260
Amounts Eligible		100%	16,720	100%	4,950	100%	7,260

* Monticello Avenue to Madison Avenue
 ** Jackson Avenue to Monticello Avenue
 *** Communipaw Avenue to Clinton Avenue

Code R-226
 Exhibit A

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 6 of 6

PROJECT IMPROVEMENTS ESTIMATE

A. Streets Improvement	Unit Price	Street					
		Monticello Avenue*					
		Quantity	Cost	Quantity	Cost	Quantity	Cost
Roadway Excavation	\$8.00/CY						
Concrete Curb	6.00/LF	960 LF	\$5,760				
Concrete Sidewalk	15.00/SY	630 SY	9,450				
8" Subbase 5-A	8.00/CY						
6" Asphalt Stabilized Base	5.00/SY						
3" Asphalt Top	3.00/SY						
Removal of Curbs, Walks and Pavements	5.00/CY	1,600 CY	\$8,000				
Decorative Paving	5.00/SF	7,350	36,750				
Subtotals			\$59,960				
Contingencies			5,996				
Totals			\$65,856				
Amounts Eligible		100%	65,855				

* Clinton Avenue to Bramhall Avenue

Code R-226
 Exhibit A

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 1 of 6

PROJECT IMPROVEMENTS ESTIMATE

B. Storm System Improvement	Unit Price	Street					
		New Street*		Jackson Avenue**		Jackson Avenue***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
Drop Inlet (with connection to Manhole)	\$1,500/Ea	4 Ea.	\$6,000	8 Ea.	\$12,000	9 Ea.	\$13,500
Manhole	1,200/Ea			1 Ea.	1,200		
Rebuilt Manhole	700/Ea			1 Ea.	700	4 Ea.	2,800
Abandon Sewer	50/CY						
Rebuild Sewer	2.00/SF/LF			10,000SF/LF	20,000	11,500 SF/LF	23,000
Subtotals			\$6,000		\$33,900		\$39,300
Contingencies			600		3,390		3,930
Totals			\$6,600		\$37,290		\$43,230
Amounts Eligible		100%	6,600	50%	18,645	50%	21,615

*Between Jackson & Monticello Avenues

**Communipaw to Bramhall Avenues

***Oak Street to Bramhall Avenue

Code R-226
 Exhibit B

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 2 of 6

PROJECT IMPROVEMENTS ESTIMATE

B. Storm System Improvement	Unit Price	Street					
		Communipaw Avenue*		Madison Avenue**		Madison Avenue***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
Drop Inlet (with connection to Manhole)	\$1,500/Ea	4 Ea.	\$ 6,000	2 Ea.	\$ 3,000	2 Ea.	\$ 3,000
Manhole	1,200/Ea					1 Ea.	1,200
Rebuilt Manhole	700/Ea	3 Ea.	2,100	1 Ea.	700		
Abandon Sewer	50/CY						
Rebuild Sewer	2.00/SF/LF	3,000 SF/LF	6,000	1,500 SF/LF	3,000	1,350 SF/LF	2,700
Subtotals			\$14,100		\$6,700		\$6,900
Contingencies			1,410		670		690
Totals			\$15,510		\$7,370		\$7,590
Amounts Eligible		50%	7,755	50%	3,685	50%	3,795

*Jackson Avenue to Madison Avenue

**Communipaw Avenue to Clinton Avenue

***Clinton Avenue to Bramhall Avenue

Code R-226
 Exhibit B

Project Locality Seaside, Calif., N.J.
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 3 of 6

PROJECT IMPROVEMENTS ESTIMATE

B. Storm System Improvement	Unit Price	Street					
		Ocean Avenue *		Oak Street **		Union Street ***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
Drop Inlet (with connect- ion to Manhole)	\$1,500/Ea	6 Ea.	\$9,000	4 Ea.	\$6,000	6 Ea.	\$9,000
Manhole	1,200/Ea			1 Ea.	1,200	1 Ea.	1,200
Rebuilt Manhole	700/Ea	2 Ea.	1,400				
Abandon Sewer	50/CY	450 SF/LF	900	1800 SF/LF	3,600	14,000 SF/LF	28,000
Rebuild Sewer	2.00/SF/LF						
Subtotals			\$11,300		\$10,800		\$38,200
Contingencies			1,130		1,080		3,820
Totals			\$12,430		\$11,880		\$42,020
Amounts Eligible		50%	6,215	50%	5,940	100%	42,020

* Bramhall Avenue to Oak Street
 ** Jackson Avenue to Ocean Avenue
 *** Jackson Avenue to Ocean Avenue

Code R-226
 Exhibit B

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 4 of 6

PROJECT IMPROVEMENTS ESTIMATE

B. Storm System Improvement	Unit Price	Street					
		Atlantic Street *		Bramhall Avenue **		Bramhall Avenue ***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
Drop Inlet (with connection to Manhole)	\$1,500/Ea			5 Ea.	\$7,500		
Manhole	1,200/Ea						
Rebuilt Manhole	700/Ea			1 Ea.	700		
Abandon Sewer	50/CY	65 CY	\$3,250				
Rebuild Sewer	2.00/SF/LF			2,100 SF/LF	4,200	1,950 SF/LF	\$3,900
Subtotals			\$3,250		\$12,400		\$3,900
Contingencies			325		1,240		390
Totals			\$3,575		\$13,640		\$4,290
Amounts Eligible		100%	3,575	100%	13,640	50%	2,145

* Jackson Avenue to Ocean Avenue
 ** Jackson Avenue to Madison Avenue
 *** Madison Avenue to Ocean Avenue

Code R-226
 Exhibit B

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 5 of 6

PROJECT IMPROVEMENTS ESTIMATE

B. Storm System Improvement	Unit Price	Street					
		Clinton Avenue *		Clinton Avenue **		Monticello Avenue ***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
Drop Inlet (with connection to Manhole)	\$1,500/Ea	2 Ea.	\$3,000				
Manhole	1,200/Ea						
Rebuilt Manhole	700/Ea	1 Ea.	700				
Abandon Sewer	50/CY						
Rebuild Sewer	2.00/SF/LF					1,350 SF/LF	\$2,700
Subtotals			\$3,700				\$2,700
Contingencies			370				270
Totals			\$4,070				\$2,970
Amounts Eligible		100%	4,070			100%	2,970

* Monticello Avenue to Madison Avenue

** Jackson Avenue to Monticello Avenue

*** Communipaw Avenue to Clinton Avenue

Code R-226
Exhibit B

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 6 of 6

PROJECT IMPROVEMENTS ESTIMATE

B. Storm System Improvement	Unit Price	Street					
		Monticello Avenue*					
		Quantity	Cost	Quantity	Cost	Quantity	Cost
Drop Inlet (with connection to Manhole)	\$1,500/Ea						
Manhole	1,200/Ea						
Rebuilt Manhole	700/Ea						
Abandon Sewer	50/CY						
Rebuild Sewer	2.00/SF/LF	1,350 SF/LF	\$2,700				
Subtotals			\$2,700				
Contingencies			700				
Totals			\$2,970				
Amounts Eligible		100%	2,970				

* Clinton Avenue to Bramhall Avenue

Code R-226
Exhibit B

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 1 of 6

PROJECT IMPROVEMENTS ESTIMATE

C. Sanitary System Improvement	Unit Price	Street					
		New Street*		Jackson Avenue**		Jackson Avenue***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
12" RCP	\$ 50/LF			1,900 L.F.	\$95,000	1,500 L.F.	\$75,000
Manhole	\$1,200/Ea			9 Ea.	10,800	5 Ea.	6,000
Subtotals					\$105,800		\$81,000
Contingencies					10,580		8,100
Totals					\$116,380		\$89,100
Amounts Eligible				50%	58,190	50%	44,550

*Between Jackson & Monticello Avenues

**Communipaw to Bramhall Avenues

***Oak Street to Bramhall Avenue

Code R-226
Exhibit C

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 2 of 6

PROJECT IMPROVEMENTS ESTIMATE

C. <u>Sanitary System</u> Improvement	Unit Price	Street					
		Communipaw Avenue*		Madison Avenue**		Madison Avenue***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
12" RCP	\$ 50/LF	1,070 L.F.	\$53,500	860 L.F.	\$43,000	600 L.F.	\$30,000
Manhole	\$1,200/Ea	6 Ea.	7,200	4 Ea.	4,800	2 Ea.	2,400
Subtotals			\$60,700		\$47,800		\$32,400
Contingencies			6,070		4,780		3,240
Totals			\$66,770		\$52,580		\$35,640
Amounts Eligible		50%	33,385	50%	26,290	50%	17,820

*Jackson Avenue to Madison Avenue
 **Communipaw Avenue to Clinton Avenue
 ***Clinton Avenue to Bramhall Avenue

Code R-226
 Exhibit C

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 3 of 6

PROJECT IMPROVEMENTS ESTIMATE

C. <u>Sanitary System</u> Improvement	Unit Price	Street					
		Ocean Avenue *		Oak Street **		Union Street ***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
12" RCP	\$ 50/LF	150 LF	\$7,500	1,100 LF	\$55,000	1,220 LF	\$61,000
Manhole	\$1,200/Ea	2 Ea.	2,400	6 Ea.	7,200	7 Ea.	8,400
Subtotals			\$9,900		\$62,200		\$69,400
Contingencies			990		6,220		6,940
Totals			\$10,890		\$68,420		\$76,340
Amounts Eligible		50%	5,445	50%	34,210	100%	76,340

* Bramhall Avenue to Oak Street

** Jackson Avenue to Ocean Avenue

*** Jackson Avenue to Ocean Avenue

Code R-226
Exhibit C

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 4 of 6

PROJECT IMPROVEMENTS ESTIMATE

C. Sanitary System Improvement	Unit Price	Street					
		Atlantic Street *		Bramhall Avenue **		Bramhall Avenue ***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
12" RCP	\$ 50/LF			900 LF	\$45,000	100 LF	\$5,000
Manhole	\$1,200/Ea			7 Ea.	8,400	1 Ea.	1,200
Subtotals					\$53,400		\$6,200
Contingencies					5,340		620
Totals					\$58,740		\$6,820
Amounts Eligible				100%	58,740	50%	3,410

* Jackson Avenue to Ocean Avenue
 ** Jackson Avenue to Madison Avenue
 *** Madison Avenue to Ocean Avenue

Code R-226
 Exhibit C

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 5 of 6

PROJECT IMPROVEMENTS ESTIMATE

C. Sanitary System Improvement	Unit Price	Street					
		Clinton Avenue *		Clinton Avenue **		Monticello Avenue ***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
12" RCP	\$ 50/LF					300 LF	\$15,000
Manhole	\$1,200/Ea					1 Ea.	1,200
Subtotals							\$16,200
Contingencies							1,620
Totals							\$17,820
Amounts Eligible						100%	17,820

* Monticello Avenue to Madison Avenue
 ** Jackson Avenue to Monticello Avenue
 *** Communipaw Avenue to Clinton Avenue

Code R-226
 Exhibit C

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 6 of 6

PROJECT IMPROVEMENTS ESTIMATE

C. <u>Sanitary System</u> Improvement	Unit Price	Street					
		Monticello Avenue*					
		Quantity	Cost	Quantity	Cost	Quantity	Cost
12" RCP	\$ 50/LF	900 LF	\$45,000				
Manhole	\$1,200/Ea	4 Ea.	4,800				
Subtotals			\$49,800				
Contingencies			4,980				
Totals			\$54,780				
Amounts Eligible		100%	54,780				

* Clinton Avenue to Bramhall Avenue

Code R-226
Exhibit C

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 1 of 6

PROJECT IMPROVEMENTS ESTIMATE

D. Water System Improvement	Unit Price	Street					
		New Street*		Jackson Avenue**		Jackson Avenue***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
8" Main (including fittings, valves, service)	\$35.00/LF						
Hydrant	900.00/Ea			4 Ea.	\$3,600	5 Ea.	\$4,500
Cap existing main	100.00/Ea						
Subtotals					\$3,600		\$4,500
Contingencies					360		450
Totals					\$3,960		\$4,950
Amounts Eligible				50%	1,980	50%	2,475

*Between Jackson & Monticello Avenues

**Communipaw to Bramhall Avenues

***Oak Street to Bramhall Avenue

Code R-226

Exhibit D

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 2 of 6

PROJECT IMPROVEMENTS ESTIMATE

D. Water System Improvement	Unit Price	Street					
		Communipaw Avenue *		Madison Avenue **		Madison Avenue ***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
" Main (including fittings, valves, service)	\$35.00/LF	610 L.F.	\$21,350	500 L.F.	\$17,500	530 L.F.	\$18,550
Hydrant	900.00/Ea	2 Ea.	1,800	1 Ea.	900	2 Ea.	1,800
Cap existing main	100.00/Ea	3 Ea.	300	3 Ea.	200	2 Ea.	200
Subtotals			\$23,450		\$18,600		\$20,550
Contingencies			2,345		1,860		2,055
Totals			\$25,795		\$20,460		\$22,605
Amounts Eligible		50%	12,898	50%	10,230	50%	11,303

*Jackson Avenue to Madison Avenue
 **Communipaw Avenue to Clinton Avenue
 ***Clinton Avenue to Bramhall Avenue

Code R-226
 Exhibit D

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 3 of 6

PROJECT IMPROVEMENTS ESTIMATE

D. Water System Improvement	Unit Price	Street					
		Ocean Avenue *		Oak Street **		Union Street ***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
8" Main (including fittings, valves, service)	\$35.00/LF			650 LF	\$22,750	650 LF	\$22,750
Hydrant	900.00/Ea	2 Ea.	\$1,800	1 Ea.	900	3 Ea.	2,700
Cap existing main	100.00/Ea			2 Ea.	200	2 Ea.	200
Subtotals			\$1,800		\$23,850		\$25,650
Contingencies			180		2,385		2,565
Totals			\$1,980		\$26,235		\$28,215
Accounts Eligible		50%	990	50%	13,118	100%	28,215

* Branhall Avenue to Oak Street

** Jackson Avenue to Ocean Avenue

*** Jackson Avenue to Ocean Avenue

Code R-226

Exhibit D

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 4 of 6

PROJECT IMPROVEMENTS ESTIMATE

D. Water System Improvement	Unit Price	Street					
		Atlantic Street *		Bramhall Avenue **		Bramhall Avenue ***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
8" Main (including fittings, valves, service)	\$35.00/LF						
Hydrant	900.00/Ea			2 Ea.	\$1,800	1 Ea.	\$900
Cap existing main	100.00/Ea	2 Ea.	\$200				
Subtotals			\$200		\$1,800		\$900
Contingencies			20		180		90
Totals			\$220		\$1,980		\$990
Amounts Eligible		100%	220	100%	1,980	50%	495

* Jackson Avenue to Ocean Avenue
 ** Jackson Avenue to Madison Avenue
 *** Madison Avenue to Ocean Avenue

Code R-226
 Exhibit D

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 5 of 6

PROJECT IMPROVEMENTS ESTIMATE

D. Water System Improvement	Unit Price	Street					
		Clinton Avenue *		Clinton Avenue **		Monticello Avenue ***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
8" Main (including fittings, valves, service)	\$35.00/LF					470 LF	\$16,450
Hydrant	900.00/Ea	1 Ea.	\$900	1 Ea.	\$900	2 Ea.	1,800
Cap existing main	100.00/Ea					2 Ea.	200
Subtotals			\$900		\$900		\$18,450
Contingencies			90		90		1,845
Totals			\$990		\$990		\$20,295
Amounts Eligible		100%	990	100%	990	100%	20,295

* Monticello Avenue to Madison Avenue

Code R-226

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 6 of 6

PROJECT IMPROVEMENTS ESTIMATE

D. Water System Improvement	Unit Price	Street					
		Monticello Avenue*					
		Quantity	Cost	Quantity	Cost	Quantity	Cost
8" Main (including fittings, valves, service)	\$35.00/LF	540 LF	\$18,900				
Hydrant	900.00/Ea	3 Ea.	2,700				
Cap existing main	100.00/Ea	2 Ea.	200				
Subtotals			\$21,800				
Contingencies			2,180				
Totals			\$23,980				
Amounts Eligible		100%	23,980				

* Clinton Avenue to Bramhall Avenue

Code R-226
 Exhibit D

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 1 of 2

PROJECT IMPROVEMENTS ESTIMATE

Traffic Control Improvement	Unit Price	Street					
		New Street*		Jackson Avenue**		Communipaw Avenue***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
2" Rigid Steel Conduit and Wiring	\$11.00/LF	1,000 LF	\$11,000	1,200 LF	\$13,200	1,000 LF	\$11,000
Pull Box	\$800/Ea	4 Ea	3,200	5 Ea	4,000	3 Ea	2,400
Post Arm Assembly & Foundation	\$2,000/Ea			6 Ea	12,000	6 Ea	12,000
Foundations & Controller	\$2,400/Ea			3 Ea	7,200	3 Ea	7,200
Traffic Signals	\$1,000/Ea			9 Ea	9,000	8 Ea	8,000
Subtotals			\$14,200		\$45,400		\$40,600
Contingencies			1,420		4,540		4,060
Totals			\$15,620		\$49,940		\$44,660
Amounts Eligible		100%	\$15,620	50%	\$24,970	50%	\$22,330

*Between Jackson & Monticello Avenues

**Oak Street to Bramhall Avenue

***Jackson Avenue to Madison Avenue

Code R-226
Exhibit E

Project Locality Jersey City, New Jersey
 Project Name Jackson Avenue
 Project Number N. J. R-12
 Sheet 2 of 2

PROJECT IMPROVEMENTS ESTIMATE

Traffic Control Improvement	Unit Price	Street					
		Madison Avenue*		Ocean Avenue**		Bramhall Avenue***	
		Quantity	Cost	Quantity	Cost	Quantity	Cost
2" Rigid Steel Conduit and Wiring	\$11.00/LF	600 LF	\$ 6,600	800 LF	\$ 8,800	800 LF	\$ 8,800
Pull Box	\$800/Ea	3 Ea	2,400	6 Ea	4,800	5 Ea	4,000
Mass Arm Assembly & Foundation	\$2,000/Ea	2 Ea	4,000	4 Ea	8,000	2 Ea	4,000
Foundations & Controller	\$2,400/Ea	1 Ea	2,400	2 Ea	4,800	1 Ea	2,400
Traffic Signals	\$1,000/Ea	3 Ea	3,000	6 Ea	6,000	3 Ea	3,000
Subtotals			\$18,400		\$32,400		\$22,200
Contingencies			1,840		3,240		2,220
Totals			\$20,240		\$35,640		\$24,420
Amounts Eligible		50%	\$10,120	50%	\$17,820	100%	\$24,420

*Communipaw Avenue to Clinton Avenue

**Bramhall Avenue to Oak Street

***Jackson Avenue to Madison Avenue

Code R-226
Exhibit E

SUMMARY OF EXHIBITS A-D

<u>IMPROVEMENT</u>	<u>TOTAL COST</u>	<u>ELIGIBLE</u>	<u>PROJECT COST</u>
Streets	\$616,406	50/100	\$428,292
Storm Sewer System	215,435	50/100	145,637
Sanitary Sewer System	654,280	50/100	430,980
Water System	183,645	50/100	130,159
Street Trees	46,425	50/100	30,900
Bus Shelters	10,000	50	5,000
Park	37,389	50	18,695
Traffic Control	190,520	50/100	115,280
Engineering Fees*	195,410	66.78	130,495
Gas Distribution System	53,000	100	53,000
Telephone System	7,500	100	7,500
Electric Dist. System	<u>585,000</u>	50/100	<u>425,000</u>
Total 1971 Cost Estimate	<u>\$2,795,100</u>		<u>\$1,920,938</u>

* Engineering Fees not charged for
Design of Gas, Telephone and
Electric Systems.

EXHIBIT F

PROPOSED CONSTRUCTION SEQUENCE AND COST ADJUSTMENTS

YEAR - 1973

<u>STREETS</u>	<u>IMPROVEMENTS</u>	<u>TOTAL COST TO PROJECT</u>
Ocean Avenue	A11	\$ 36,454
Oak Street	A11	72,172
Jackson Avenue (from Oak to Bramhall)	A11	95,431
Bramhall Avenue	A11	111,634
Atlantic Street	A11	9,680
Union Street	A11	184,437
Street Trees	1/3 of Total Cost	10,300
Bus Shelters (2)		2,500
Traffic Control	A11	67,210
Gas Distribution *	A11	53,000
System		
Telephone System *	A11	7,500
Electric Distribution	A11	585,000
System *		
1971 Estimated Cost		\$1,235,318
Estimated Inflation @ 25.6%		<u>316,261</u>
Sub-Total		\$1,551,579
Engineering @ 10%*		<u>74,081</u>
Estimated 1973 Cost		<u><u>\$1,625,650</u></u>

* Engineering Fees not charged for
Design of Gas, Telephone and
Electric Systems.

NOTE: The estimated inflation used is based on
Engineering News Record's Construction Cost Index.

PROPOSED CONSTRUCTION SEQUENCE AND COST ADJUSTMENTS

YEAR - 1975

<u>STREETS</u>	<u>IMPROVEMENTS</u>	<u>TOTAL COST TO PROJECT</u>
Jackson Avenue (from Bramhall to Communipaw)	A11	\$109,076
New Street	A11	81,862
Communipaw Avenue	A11	85,119
Madison Avenue (from Communipaw to Clinton)	A11	60,484
Monticello Avenue (from Communipaw to Clinton)	A11	48,345
Clinton Avenue	A11	27,720
Street Trees	1/3 of Total Cost	10,300
Park Area		18,695
Bus Shelters (2)		2,500
Traffic Control	A11	37,950
1971 Estimated Cost		482,051
Estimated Inflation @ 25.6% + 11.3% + 11.3% = 48.2%		<u>232,349</u>
Sub-Total		\$714,400
Engineering @ 10%		<u>71,440</u>
Estimated 1975 Cost		<u>\$785,840</u>

NOTE: The estimated inflation used is based
on Engineering News Record's Construc-
tion Cost Index.

PROPOSED CONSTRUCTION SEQUENCE AND COST ADJUSTMENTS

YEAR - 1974

<u>STREETS</u>	<u>IMPROVEMENTS</u>	<u>TOTAL COST TO PROJECT</u>
Monticello Avenue (from Clinton to Bramhall)	A11	\$147,586
Madison Avenue (from Clinton to Bramhall)	A11	65,071
Street Trees	1/3 of Total Cost	10,300
Traffic Control	A11	10,120
1971 Estimated Cost		233,077
Estimated Inflation @ 25.6% + 11.3% or 36.9%		<u>86,006</u>
Sub-Total		\$319,083
Engineering @ 10%		<u>31,909</u>
Estimated 1974 Cost		\$350,992

NOTE: The estimated inflation used is based
on Engineering News Record's Construc-
tion Cost Index.

SUMMARY

ADJUSTED PROJECT IMPROVEMENTS COST

<u>YEAR</u>	<u>PROJECT COST</u>
1973	\$1,625,650
1974	350,992
1975	<u>785,840</u>
TOTAL	<u><u>\$2,762,492</u></u>

LEGEND

- NEW CURB, 10' CONC. SIDEWALK & REPAVED ROADWAY.
- STREETS TO BE ABANDONED.
- PEDESTRIAN MALL.
- STREET WIDENING.
- NEW CURB, 10' CONC. SIDEWALK & NEW PAVEMENT.
- DECORATIVE SIDEWALK.

SCALE: 1" = 100'

30' EASEMENT

AVE.

20' EASEMENT

AVE.

30' EASEMENT

AVE.

COMMUNIPAW

CLINTON

MONTICELLO

MADISON

BRAMHALL

ATLANTIC ST.

UNION

OAK

OCEAN

AVE.

JACKSON



JACKSON AVENUE
URBAN RENEWAL AREA
PROJECT NO. N.J.R. - 12
JERSEY CITY
REDEVELOPMENT AGENCY
STREET IMPROVEMENTS

LEGEND

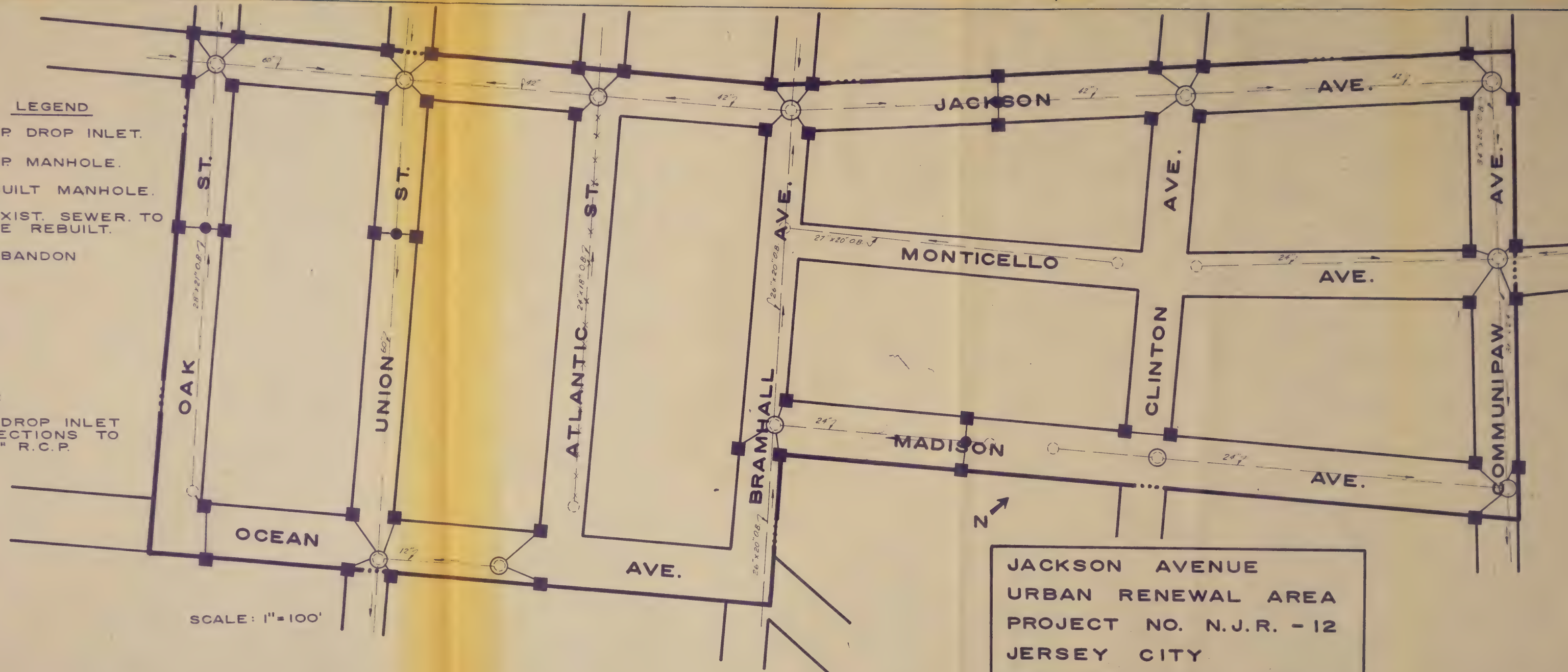
- PROP. DROP INLET.
- PROP. MANHOLE.
- REBUILT MANHOLE.
- EXIST. SEWER. TO BE REBUILT.
- * * ABANDON

NOTE:

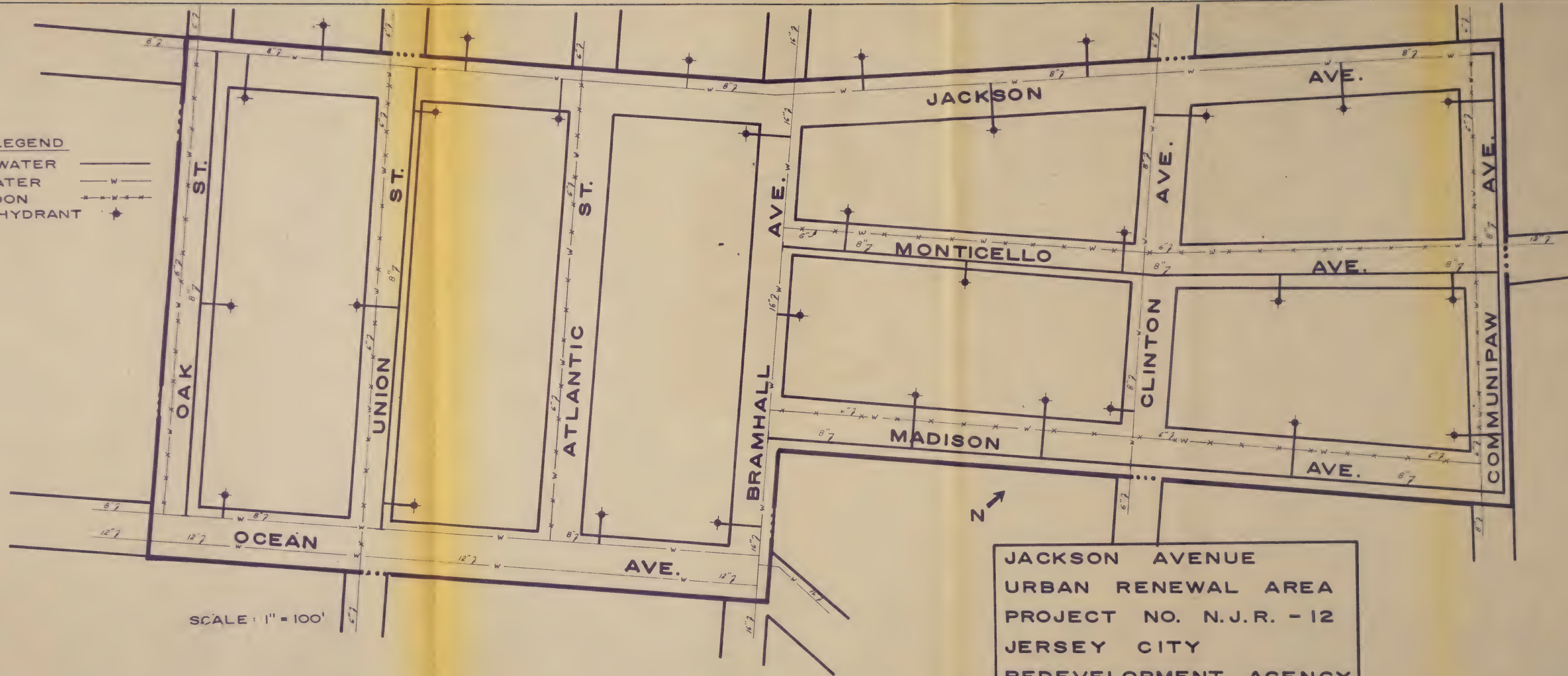
ALL DROP INLET CONNECTIONS TO BE 12" R.C.P.

SCALE: 1" = 100'

JACKSON AVENUE
URBAN RENEWAL AREA
PROJECT NO. N.J.R. - 12
JERSEY CITY
REDEVELOPMENT AGENCY
STORM DRAINS



LEGEND
PROP. WATER ———
EX. WATER ———
ABANDON ———
PROP. HYDRANT *

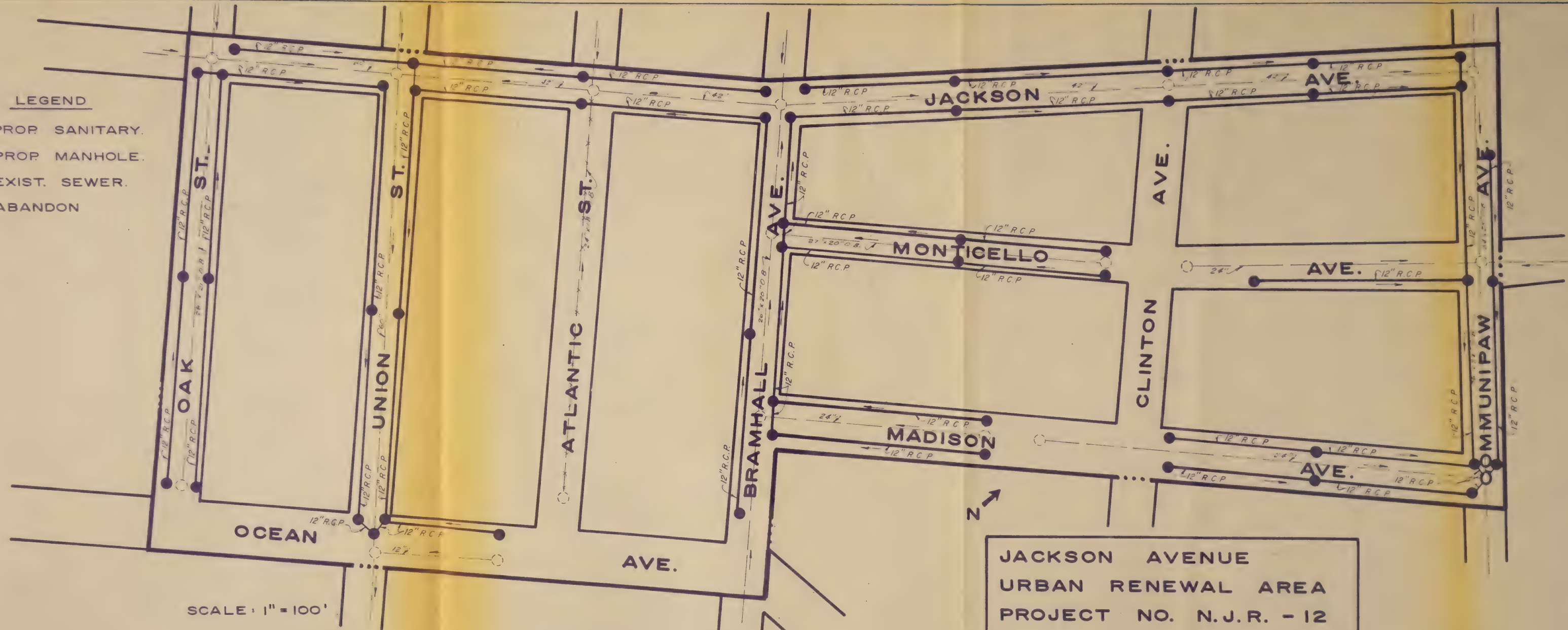


SCALE: 1" = 100'

JACKSON AVENUE
URBAN RENEWAL AREA
PROJECT NO. N.J.R. - 12
JERSEY CITY
REDEVELOPMENT AGENCY
WATER MAINS

LEGEND

- PROP. SANITARY.
- PROP. MANHOLE.
- EXIST. SEWER.
- * * ABANDON



JACKSON AVENUE
 URBAN RENEWAL AREA
 PROJECT NO. N.J.R. - 12
 JERSEY CITY
 REDEVELOPMENT AGENCY
 SANITARY SEWERS

Jersey City Redevelopment Agency
Computation of Relocation & Rehabilitation Grants

July 21, 1971

RELOCATION GRANTS

Residential

Roomers	83@	\$ 25.00	\$ 2,075.00
Individual	83@	150.00	12,450.00
Families	306@	190.00	58,140.00
A.R.P.	196@	1,000.00	196,000.00
R.H.P.	120@	5,000.00	600,000.00

BUSINESSES

Small	59@	3,000.00	177,000.00
Displacement Payment	48@	2,500.00	120,000.00
Large	5@	10,000.00	50,000.00
TOTAL	112@		347,000.00

REHABILITATION GRANTS (Sec. 115)

Owner-Occupied buildings to be rehabilitated requiring Sec. 115 Grants @ \$3500 ea.	59 grants to be given	\$ 206,500
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NARRATIVE IN SUPPORT OF AMENDED BUDGET

Attached are revised budget figures for the estimated relocation and rehabilitation costs for the Jackson Avenue Urban Renewal Project (N.J.R.-12). These revised costs are based on adjustments in eligibility and new grant programs stemming from amendments to the Housing Act since the Project application was submitted in December 1958, but not including changes from the 1970 Housing Act.

The estimated relocation cost in the 1958 submittal were based on the maximum allowable relocation cost as set forth in the Housing Act of 1949 as revised in 1956. This act limited reimbursement of residential moving cost to \$100.00 and business relocation expenses to \$2,000.00.

The following are dated amendments to the 1949 Housing Act which occurred after December 1958 and increased relocation and payments, resulting in the attached estimate:

MAXIMUM

Amendment - 9/23/59	Relocation payments for families and individuals increased from \$100.00 to \$200.00
	Business relocation payments increased from \$2,500 to \$3,000.
Amendment - 6/30/61	Business Relocation Payments \$3,000.00 or actual cost.
Amendment - 10/2/62	\$3,000.00 including property loans or maximum of \$25,000.
Amendment - 1/27/64	Established Small Business Displacement payment of \$1,500.00
	Authorized payment to families, individuals or businesses who moved prior to acquisition of property by agency (Dual payment).
	Established Relocation Adjustment Payment (\$500.00 maximum).

Amendment - 8/10/65

S.B.D.P. increased to \$2500.00

Amendment - 8/1/68

Additional Relocation payment replaced
Relocation Adjustment payments and
increased maximum from \$500. to \$1000.00.

Authorized Replacement Housing Payment
to maximum of \$5000.00

The changes in the law and the increase in payment have resulted in today's residential relocate being potentially eligible for payments up to \$5200.00 and businesses eligible for a maximum of \$25,000 as opposed to a maximum of \$100.00 for families and individuals and \$200.00 for businesses in December 1968.

The estimated number of families and individuals eligible for A.R.P.'s and R.H.P.'s and the number of businesses eligible for S.B.D.P. and moving expenses of over \$3000.00 is based on a recent survey of the Jackson Avenue area.

LPA REHABILITATION

15 units (12) buildings to be rehabilitated at \$20,000.00	\$235,305.00
---	--------------

These units will be totally renovated. Based on preliminary responses from property owners it is estimated that approximately twelve property owners are not desirous of rehabilitating their properties. These will be acquired and rehabilitated by the LPA, used as temporary relocation facilities for families temporarily displaced by rehabilitation activities and eventually sold to low and moderate income families or non-profit sponsors under the provisions of either Section 235 or 236.

JACKSON AVENUE PROJECT REHABILITATION GRANTS

- 1965 - Housing and Urban Development Act of 1965 added Section 115 to Title I of the Housing Act of 1949. Section 115 provides for the making of Federal Grants to qualified low-income owner-occupants of housing in an urban renewal area.
- 1969 - The Housing Act of 1969 made substantial changes in respect to Section 115 grants. Maximum payments to qualified low-income owner-occupants was \$1,500.00 in 1965. In 1969 the maximum grants was raised to \$3,500.

LPA REHABILITATION

The Housing Act also currently provides for L.P.A. rehabilitation which was not available in the Housing Act at the time the project was submitted in December 1958.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

PROJECT COST ESTIMATE AND FINANCING PLAN

PROJECT LOCALITY

Jersey City, New Jersey

PROJECT NAME

Jackson Avenue Urban
Renewal Project Area

PROJECT NUMBER

N.J. R-12

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and
copies in Binders No. 2, 3, 4, 5, 6, 7

SUBMISSION (Check and complete the description which applies)

ACCOMPANIES FINAL PROJECT REPORT

REVISES PROJECT COST ESTIMATE AND FINANCING PLAN

SUBMITTED BY LPA ON

19

ACCEPTED BY HUD ON

19

DATED

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		INITIAL ESTIMATE OR LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
	ITEM 1 OF GROSS PROJECT COST:			
	TOTAL PROJECT EXPENDITURES (from Form HUD-1062, line 10)	\$ 2,466,743	\$ 9,470,045	\$
	ITEM 2 OF GROSS PROJECT COST (Noncash Local Grants-in-Aid):		153,100	
A-2	Cash value of land donations (from Supporting Schedule 1)			
A-3	Demolition and removal work (from Supporting Schedule 2)			
A-4	Project or site improvements (from Supporting Schedule 3)	160,682	9,683	
A-5	Public or supporting facilities (from Supporting Schedule 4)	119,080	118,779	
A-6	Other noncash local grants-in-aid (from Supporting Schedule 5)			
A-7	TOTAL NONCASH LOCAL GRANTS-IN-AID (sum of lines A-2 through A-6)	\$ 279,762	\$ 281,562	\$
A-8	TOTAL GROSS PROJECT COST (ITEM 1 plus ITEM 2 (line A-1 plus A-7))	\$ 2,746,505	\$ 9,751,607	\$
	PROCEEDS FROM PROJECT LAND:	\$ 291,862	\$ 322,089	\$
A-9	Capital value of project land to be sold			
A-10	Capital value imputed to project land to be leased			
A-11	Capital value of project land to be retained by LPA			
A-12	TOTAL PROCEEDS FROM PROJECT LAND (sum of lines A-9, A-10, and A-11)	\$ 291,862	\$ 322,089	\$
A-13	NET PROJECT COST (line A-8 minus A-12)	\$ 2,454,643	\$ 9,429,518	\$
	SHARING OF NET PROJECT COST:	\$ 2,454,643	\$ 9,429,518	\$
A-14	Net Project Cost of this project (from line A-13)			
A-15	Net Project Cost of other projects (if any) pooled with this project (from Supporting Schedule 6)			
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool (line A-14 plus A-15)	2,454,643	9,429,518	
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool	818,215	3,143,173	
A-18	(Less) Total local grants-in-aid to be provided for other projects (if any) in the pool			
A-19	(Equals) Minimum local grants-in-aid required for this project (line A-17 minus A-18)	818,215	\$ 3,143,173	\$

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS *(Continued)*

Page 2 of 7

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS <i>(Continued)</i>				
LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		INITIAL ESTIMATE OR LATEST ACCEPTED ESTIMATE	REVISED ESTIMATE	ESTIMATE ACCEPTED BY HUD
		(a)	(b)	(c)
	SHARING OF NET PROJECT COST: <i>(Continued)</i>			
	LOCAL GRANTS-IN-AID, THIS PROJECT:			
A-20	Noncash local grants-in-aid (from line 4-7)	\$ 279,762	\$ 281,562	\$
A-21	Cash local grants-in-aid	538,453	2,861,611	
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT (line 4-20 plus 4-21, must be not less than 4-19)	\$ 818,215	\$ 3,143,173	\$
A-23	PROJECT CAPITAL GRANT (line 4-14 minus 4-22)	\$ 1,636,428	\$ 6,286,345	\$
A-24	RELOCATION GRANT (from Form HUD-6220, line 20)	\$ 220,000	\$ 1,215,665	\$
A-25	REHABILITATION GRANT (from Form HUD-6220, line 21)	\$ 52,500	\$ 206,500	\$
A-26	TOTAL FEDERAL CAPITAL GRANT (sum of lines 4-23, 4-24, and 4-25)	\$ 1,908,928	\$ 7,708,510	\$

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES, RELOCATION PAYMENTS, AND REHABILITATION GRANTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		INITIAL ESTIMATE OR LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
B-1	Total cash requirements for project expenditures, Relocation Payments, and Rehabilitation Grants (sum of lines 4-1, 4-24, and 4-25)	\$ 2,739,243	\$ 10,892,210	\$
	Cash local grants-in-aid:	ACTUAL OR ESTIMATED DATE OF RECEIPT		
	SOURCE OF CASH			
B-2		\$ 436,413	\$ 2,532,410	\$
B-3				
B-4				
B-5	Real estate tax credits (from Form HUD-6220, line 6b)	102,040	329,201	
B-6	Total cash local grants-in-aid (sum of lines B-2 through B-5)	\$ 538,453	\$ 2,861,611	\$
B-7	Total funds to be applied to project expenditures, Relocation Payments, and Rehabilitation Grants, from short-term borrowings other than those on line B-9 below	\$	\$	\$
B-8	Subtotal (line B-6 plus B-7)	\$ 538,453	\$ 2,861,611	\$
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT	\$ 2,200,790	\$ 8,030,599	\$

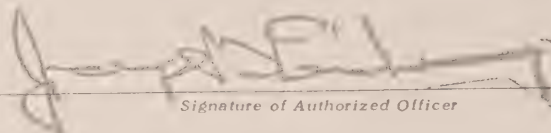
SECTION C. SOURCES OF FUNDS FOR REPAYMENT OF PROJECT TEMPORARY LOAN

LINE NO.	ITEM	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
		[] INITIAL ESTIMATE OR LATEST ACCEPTED ESTIMATE (a)	REVISED ESTIMATE (b)	ESTIMATE ACCEPTED BY HUD (c)
C-1	TOTAL PROCEEDS FROM PROJECT LAND (from line 4-12)	\$ 291,862	\$ 322,089	\$
C-2	Project capital grant (from line 4-23)	1,636,428	6,286,345	
C-3	Relocation Grant (from line 4-24)	220,000	1,215,665	
C-4	Rehabilitation Grant (from line 4-25)	52,500	206,500	
C-5	TOTAL (sum of lines C-1 through C-4) (The sum shown on this line must be equal to amount shown on line B-9, above)	\$ 2,200,790	\$ 8,030,599	\$

Acceptance of the estimates submitted is hereby requested.

July 22, 1971

Date



Signature of Authorized Officer

Jersey City Redevelopment Agency

Local Public Agency

Executive Director

Title

ACCEPTANCE

The estimates are accepted as indicated in the appropriate column.

Date

Signature

Title

SUPPORTING SCHEDULES (Continued)

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NONCASH LOCAL GRANTS-IN-AID (Continued)

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

SUPPORTING SCHEDULES (Continued)

SCHEDULE 5. OTHER NONCASH LOCAL GRANTS-IN-AID (Including Sec. 112 educational institutions or hospitals; Sec. 107(b) low-rent public housing)

IDENTIFICATION (a)	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA (c)	ESTIMATE ACCEPTED BY HUD (d)
N/A		\$	\$
TOTAL (Enter on line A-6)		\$	\$

SCHEDULE 6. NET PROJECT COST OF OTHER PROJECTS POOLED WITH THIS PROJECT (From latest accepted Form HUD-6200, line A-14, for the following projects:)

PROJECT NUMBER (Enter each project number) (a)	TO BE COMPLETED BY LPA		TO BE COMPLETED BY HUD
	DATE APPROVED BY HUD (b)	ESTIMATE SUBMITTED BY LPA (c)	ESTIMATE ACCEPTED BY HUD (d)
N/A		\$	\$
TOTAL (Enter on line A-15)		\$	\$

Sheet A

Supporting Schedules

Schedule 1 Land Donations

<u>Parcel</u>	<u>City Tax Block</u>	<u>Area Sq. Ft.</u>	<u>Estimate Price</u>
2-4	1937-20, 21	4,424	12,900
2-9	1937-A, B	2,887	7,175
2-14	1937-10	2,646	5,100
2-15	1937-9	2,628	16,500
2-16	1937-C1	1,333	14,000
2-25	1937-7	2,202	4,625
3-24	1952-41A cor. 40A	2,690	4,800
4-7	1951-39	6,900	10,000
4-8	1951-38	1,800	10,000
4-10	1951-35	1,800	10,000
4-17	1951-39	2,033	10,000
4-35	1951-18	1,850	12,000
4-36	1951-17	1,850	10,000
5-24	1961-B2	1,222	10,000
6-27	1962-16, 14, 12, 10	10,000	7,000
7-6	1971-6	2,500	2,500
7-22	1971-G, H	2,217	4,000
7-26	1971-24	2,500	2,500

153,100

NARRATIVE STATEMENT IN SUPPORT OF
ESTIMATES SHOWN ON FORM HUD-6200

SUPPORTING SCHEDULE 4 - ESTIMATED
COST OF SUPPORTING FACILITIES

One off-street public parking area is proposed within the Project Area at the southeast corner of Clinton Avenue and Jackson Avenue. The lot is expected to contain approximately 5,400 square feet, asphalt paved and will accommodate about 18 cars. The lot will be free of charge to the users.

(a) Facilities Financed by Special Assessments, Federal Grants, or Subsidies

Not Applicable.

(b) Statement Concerning Public Utilities

Not Applicable.

(c) Evidence that Facilities are Necessary to Serve Project Area

The present residential uses in the blocks bounded by Clinton, Madison, Bramhall, and Jackson Avenues which are to remain and be rehabilitated currently generate parking needs that overburden existing on-street parking in the area. The proposed pedestrianization of Monticello Avenue will further reduce the amount of on-street parking available to Project Area residents. In addition, the sole off-street parking facility in the Project Area, located on the southeast corner of Jackson Avenue and Union Street, is proposed to be sold to the abutting church for its off-street parking needs. Thus the need to provide additional off-street parking becomes readily apparent.

The service area for this facility is deemed to be solely within the Project Area, and therefore 100% eligibility is being claimed.

(d) Evidence Concerning Communitywide or General Benefit Facilities

Not Applicable.

(e) Estimated Costs and Adjustments

The estimated cost, based on current 1971 prices, of the parking facility is as follows:

5,400 sq. ft. asphalt paving @ \$1.00/sq. ft. =	\$5,400
Contingencies	<u>540</u>
	\$5,940

It is expected that this facility will be constructed in 1975 at the time the street improvements are made in this area.

Therefore, the adjustment to the 1971 cost estimate based on the cost adjustment factors used for Item I project improvements is:

1971 Estimated Cost	\$5,940
Estimated Inflation at \$25.6 + 11.3% + 11.3% =	<u>2,863</u>
Sub-Total	\$8,803
Engineering @ 10%	<u>880</u>
Estimated 1975 Cost	\$9,683

PUBLIC OR SUPPORTING FACILITIES.

<u>Identification</u>	<u>Name of Providing Entity</u>	<u>Total Cost</u>
Swimming Pool	City of Jersey City	\$ 150,000
Public School No. 14	Board of Education	<u>612,963</u> \$ 762,963
Swimming Pool - City facility 25% eligible as non cash credit item		\$ 37,500
Public School No. 14 - 1131 students enrolled, 150 students from Jackson Project, 13.24% eligible cost		<u>\$ 81,279</u> \$ 118,779

Swimming Pool

a. As an Important Project Facility

A swimming pool, containing 6,200 sq. ft. of water area is located at Communipaw Avenue and Harmon St. The facility was constructed in 1960. This pool is providing swimming as a recreational facility, contributing to the health and physical fitness of the inhabitants of the project and surrounding areas.

b. Relation of Benefit to the Project and other Areas.

The "swimming pool" has been accepted as a necessary recreational facility in residential areas. It is thus of direct benefit to the Project Area which shall be developed for predominantly residential purposes, and to the surrounding residential areas.

The extent to which the swimming pool is of direct benefit to the Project Area is determined by the ratio of families from the Project Area who will be served by the pool to the total number of families which the pool can accommodate.

It has been estimated that the pool serves approximately 1,000 children and that 250 children which reside within the Project Area represent about 25% of the users. The swimming pool was accepted as a non cash item as part of the 1960 Jackson Avenue Application.

(15)

PUBLIC SCHOOL 14
DETAIL EACH PROJECT

Revised - 720,000.
by City of Anch. P.S. sec.
Admitted to S.L.H. fee

ADDITION: 12 CLASSROOMS

1. General Construction
2. Structural Steel & Miscellaneous Iron Work
3. Plumbing and Drainage Work
4. Heating and Ventilating Work
5. Electrical Work

\$	420,000.00
	<u>40,000.00</u>
	<u>31,000.00</u>
	<u>60,000.00</u>
	<u>61,000.00</u>

Subtotal: 5 Major Contracts or
Single Contract

\$ 612,000.00

Alterations to Existing Building, if any

Site Work & Grading \$ - Paving \$ - \$ -

All Utilities

Furn. & Equip. Movable \$ 18,000 Built-in \$ 4,000 22,000.00

Architect's Fee 42,800.00

Any Other (Specify) Land Acquisition 25,000.00

Testing, Insurance & Clerk of Works 16,000.00

Subtotal:

\$ 105,800.00

Cubic Foot Cost (Construction Only) \$ 2.31

Square Foot Cost (Construction Only) 30.00

Per Pupil Cost (Construction Only) 510.00

Estimated Fees:

Local Attorney \$ 1,000.00

Bond Counsel _____

Consultants _____

Auditor _____

Other Bonding Costs 1,000.00

Subtotal:

\$ 2,000.00

GRAND TOTAL COST:

\$ 719,800.00

Cubic Foot Cost (Over-all) \$ 2.71

Square Foot Cost (Over-all) 35.30

Number of Cubic Feet 265,200 Square Feet 20,400

Functional Student Capacity 991*

New ~~XXXXXXXXXX~~ 1,200

Name of Architect: LEONARD MAYO

ARCHITECT WILL PREPARE SCHEMATIC PLAN 8½" X 13" TO BE INCLUDED IN THE
APPLICATION and detailed estimates of costs pertaining to the five basic
contracts and other incidental costs.

* Includes part time classes

SCHOOL LOCATION MAP

JACKSON AVENUE
URBAN RENEWAL AREA
PROJECT NO. N.J.R. - 12
JERSEY CITY REDEVELOPMENT AGENCY

LEGEND

--- PROJECT BOUNDARY

▨ PROPERTIES NOT TO BE ACQUIRED

